2023-2031 Housing Element Update

Community Workshop #3

May 2022

ASCENT

Sunnyvale

# For Language Interpretation

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Visit the project website, sunnyvale.ca.gov, search "housing element" to find the presentation in Spanish and Chinese.

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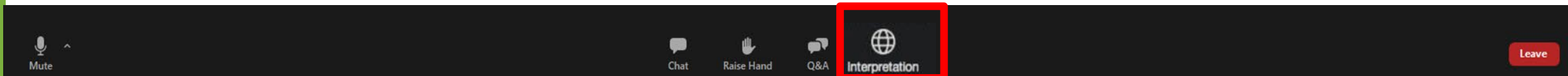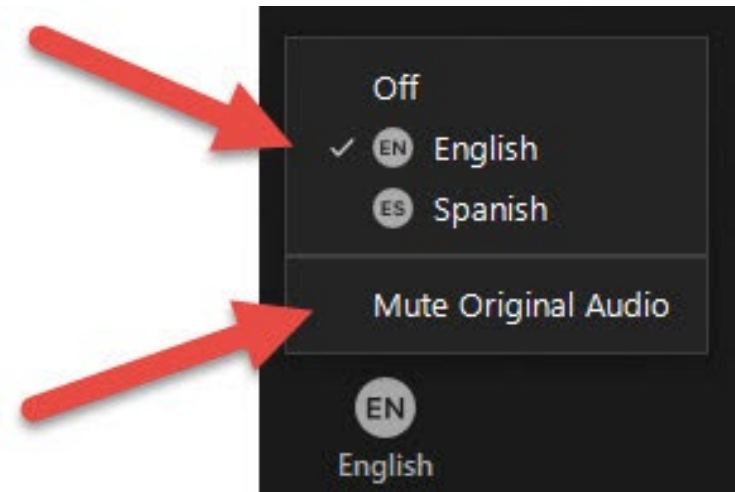
Zoom Comments/Questions? Send message using Q&A

Agenda

▶ Housing Element Overview

▶ Recent Trends & Housing Needs

▶ Fair Housing Trends

▶ Meeting Our Housing Needs

▶ Our Housing Plan

▶ Next Steps

3

HOUSING ELEMENT OVERVIEW

What is the Housing Element?

▶ Required element of the General Plan

  ▶ Plan to meet housing needs of community

  ▶ Accommodating City's fair share of regional housing need

▶ Updated every 8 years

  ▶ State-mandated deadline January 31, 2023

▶ Required Review and Certification

  ▶ Department of Housing and Community Development (HCD)
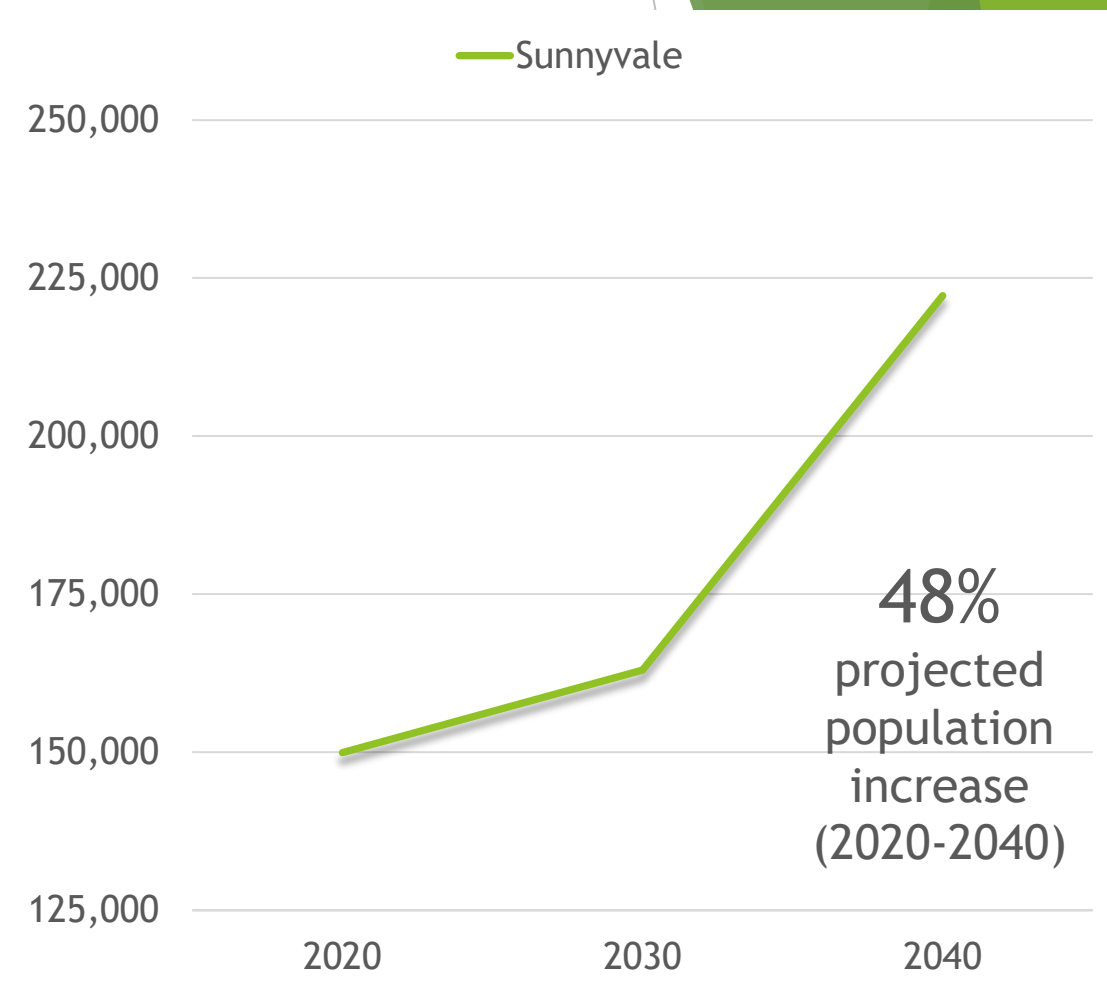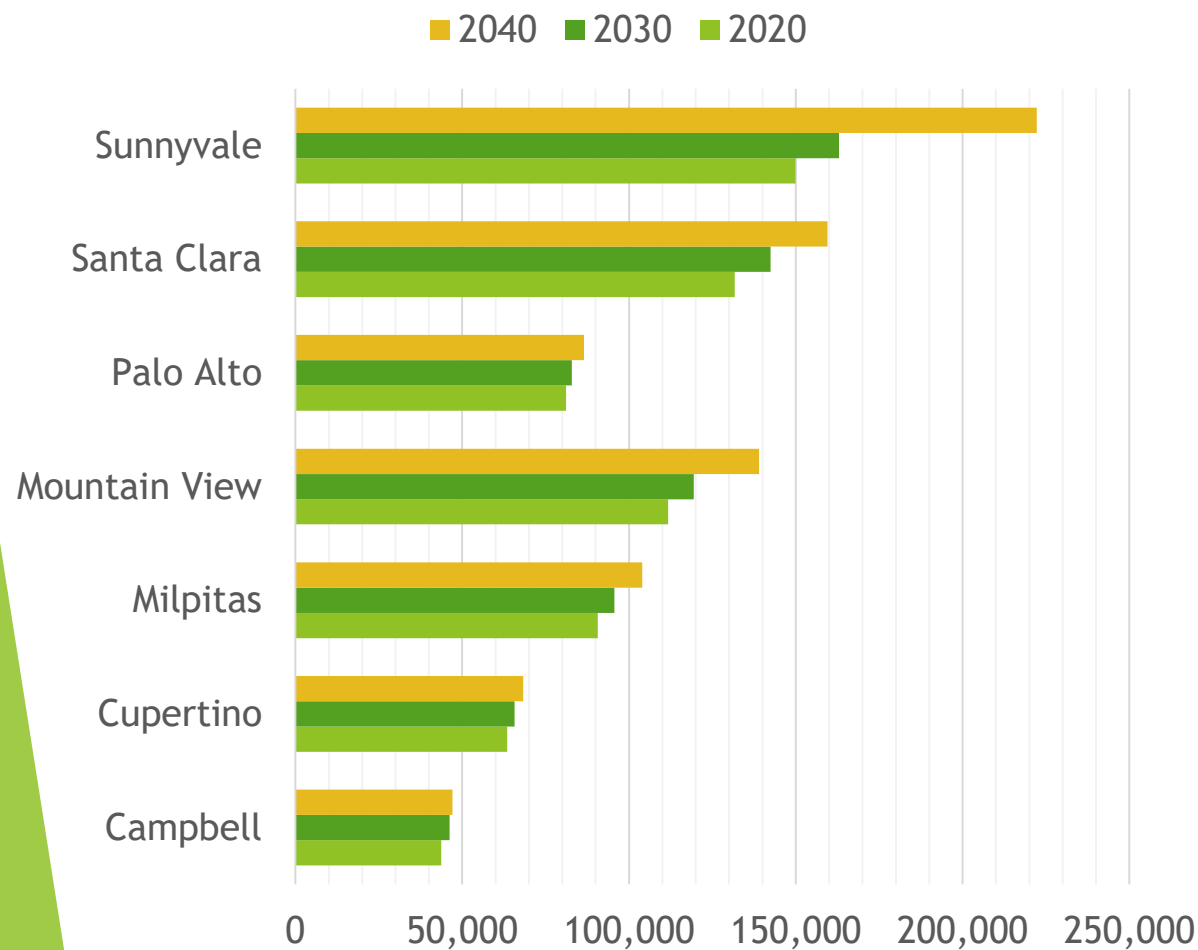
Draft 2023-2031 Housing Element

- Chapter 1: Introduction
- Chapter 2: Housing Plan
- Chapter 3: Housing Needs Assessment
- Chapter 4: Assessment of Fair Housing
- Chapter 5: Sites Inventory and Funding Resources
- Chapter 6: Constraints to the Development of Housing
- Chapter 7: Opportunities for Energy Conservation
- Chapter 8: Evaluation of the previous Housing Element
- Appendices:
  - Community Engagement Summary
  - Glossary

MAY 2022
Public Review Draft

ASCENT

Sunnyvale

2023–2031
HOUSING ELEMENT

RECENT TRENDS & HOUSING NEEDS

Projected Population Growth

Legend: ■ 2040 ■ 2030 ■ 2020

Bar chart (population by city, 0 – 250,000):

- Sunnyvale
- Santa Clara
- Palo Alto
- Mountain View
- Milpitas
- Cupertino
- Campbell

X-axis: 0, 50,000, 100,000, 150,000, 200,000, 250,000

Source: Projections 2040 MTC/ABAG.

— Sunnyvale

Line chart (2020, 2030, 2040): Y-axis 125,000 – 250,000

48% projected population increase (2020-2040)

➢ 18% projected job growth (2020-2040)

Sunnyvale Population by Age

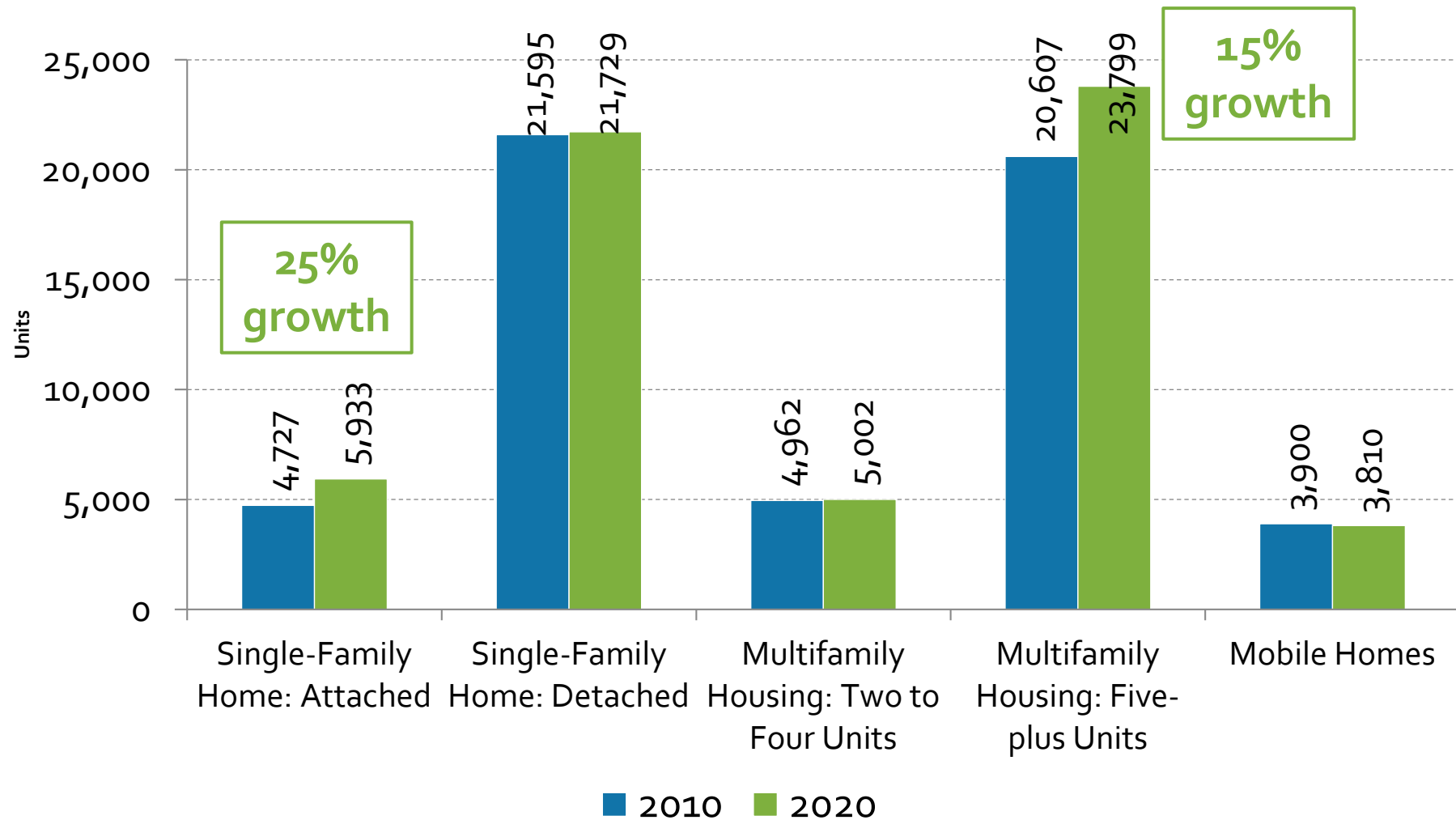| Age	2010	2019	Percent Change
Age 0-14	25,861	28,228	+9%
Age 15-24	12,875	13,003	+1%
Age 25-44	51,356	59,617	+16%
Age 45-64	31,543	33,854	+7%
Age 65+	14,845	18,068	+22%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2010-2015; 2015-2019), Table DP05: Age Profile.
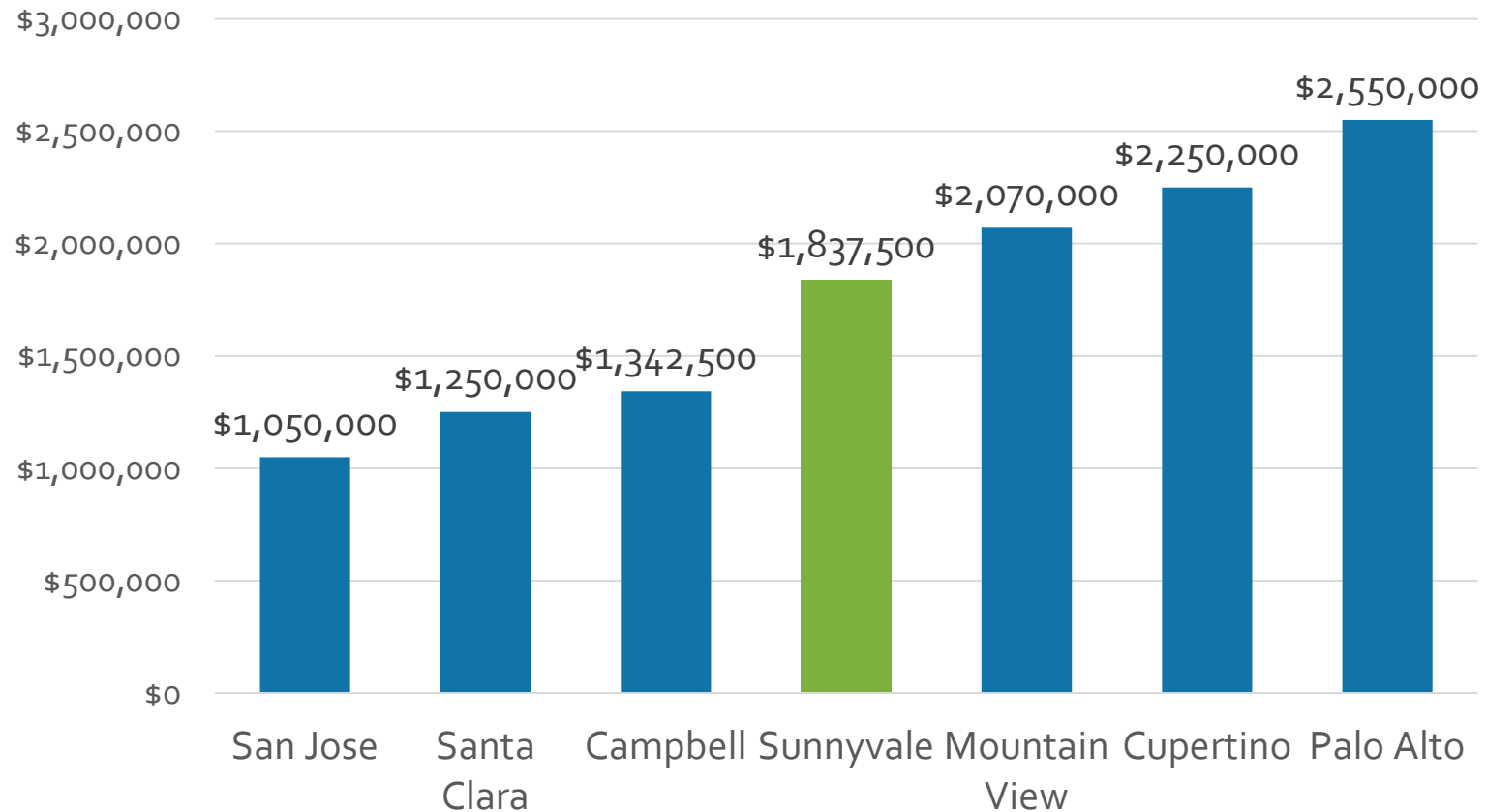
Housing Trends in Sunnyvale

Median Home Sale Prices - Santa Clara County Cities - December 2018

City	Median Home Sale Price
San Jose	$1,050,000
Santa Clara	$1,250,000
Campbell	$1,342,500
Sunnyvale	$1,837,500
Mountain View	$2,070,000
Cupertino	$2,250,000
Palo Alto	$2,550,000

An income of **$370,000** is needed to afford the median-priced home in Sunnyvale

Housing Cost Burden

y-axis	
40%	
35%	
30%	
25%	
20%	
15%	
10%	
5%	
0%	

Owner Occupied: 9%, 16%

Renter Occupied: 15%, 18%

■ Severely Cost-Burdened (Over 50% of Income Used for Housing)

■ Cost-Burdened (30%-50% of Income Used for Housing)

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091.
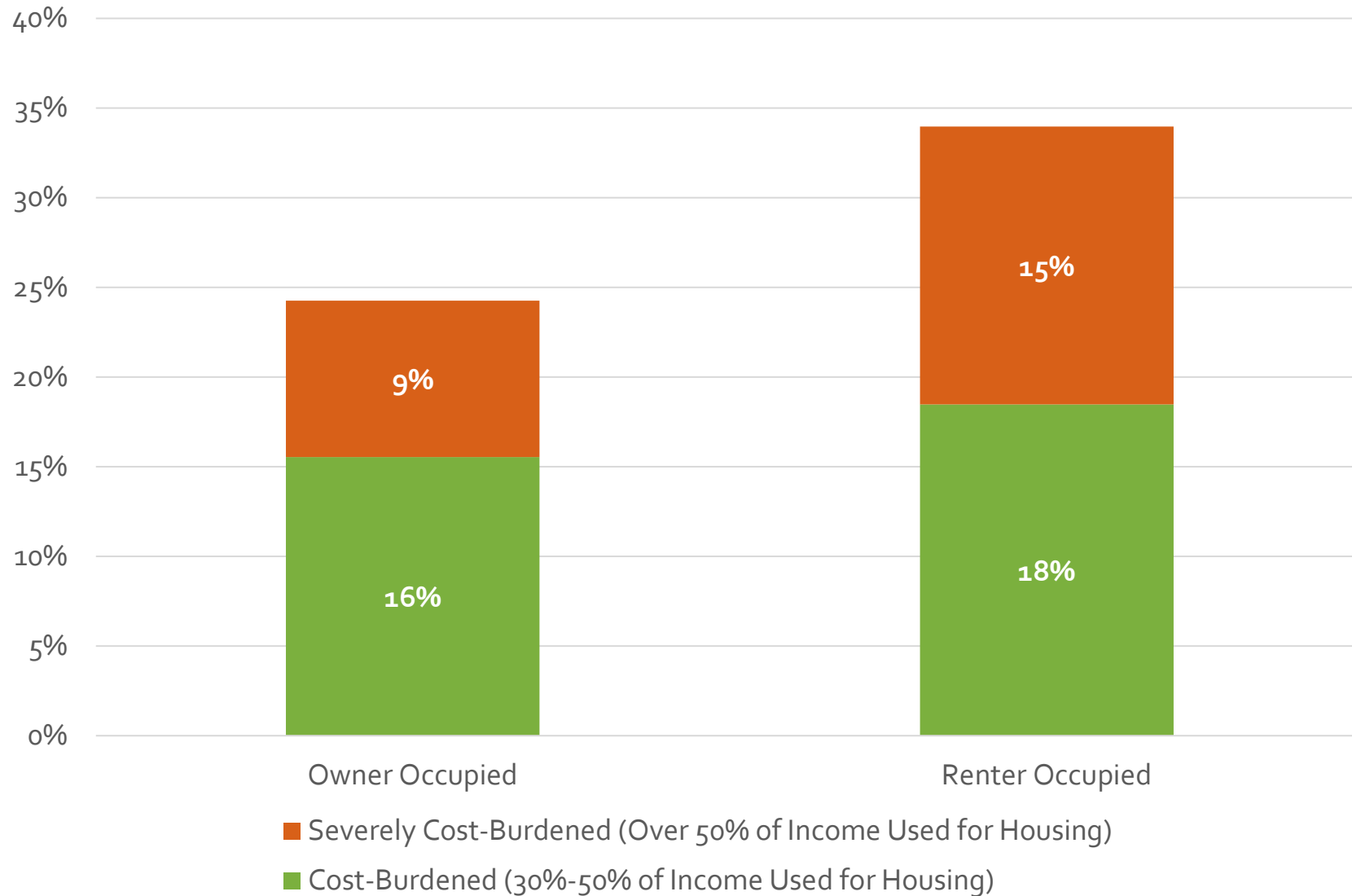
27% of all Sunnyvale households are paying more than **30%** of their income on housing

Special Housing Needs

12%

of Sunnyvale Households are **Extremely Low Income**
(30% or less of Area Median Income)

ELI households
earn **$49,700** or less

ELI household maximum monthly affordable housing cost is **$1,243**

12%

of Sunnyvale Population are **Seniors**

18,068 seniors

Approximately 350 seniors receive Housing Choice Voucher subsidies
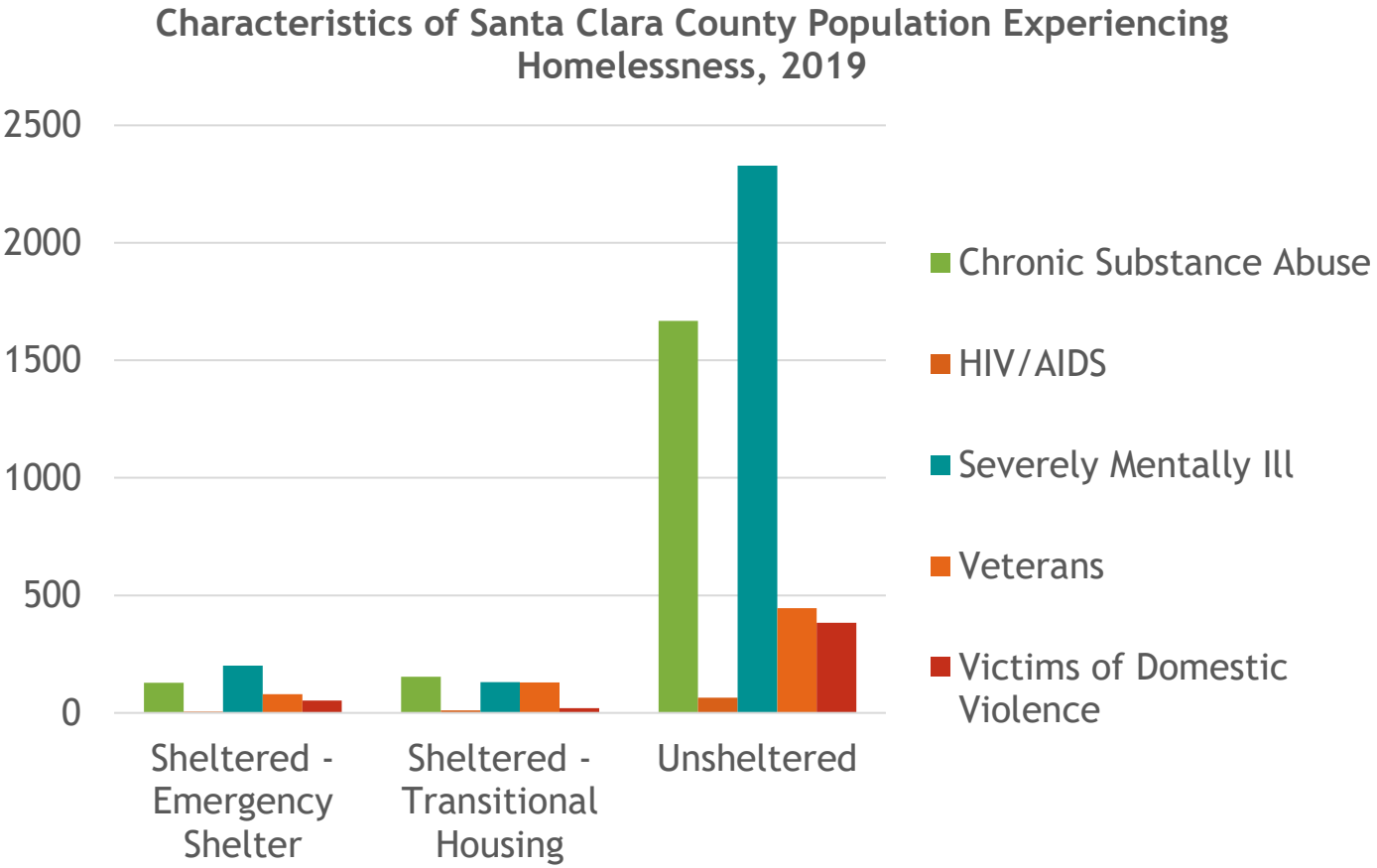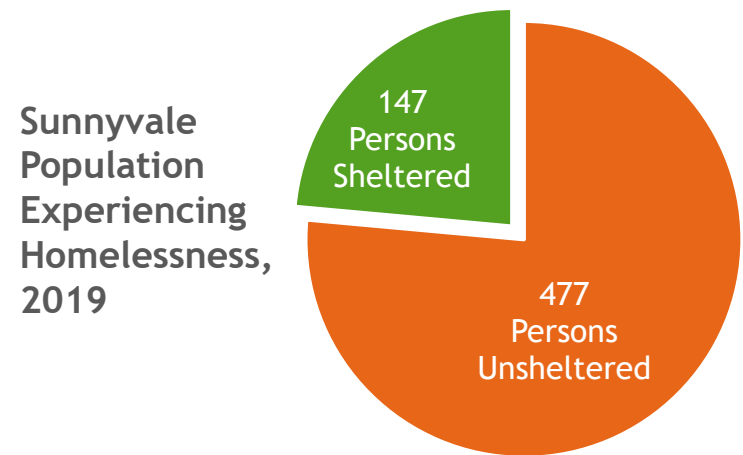
Senior population in County projected to rise 96% by 2040

6%

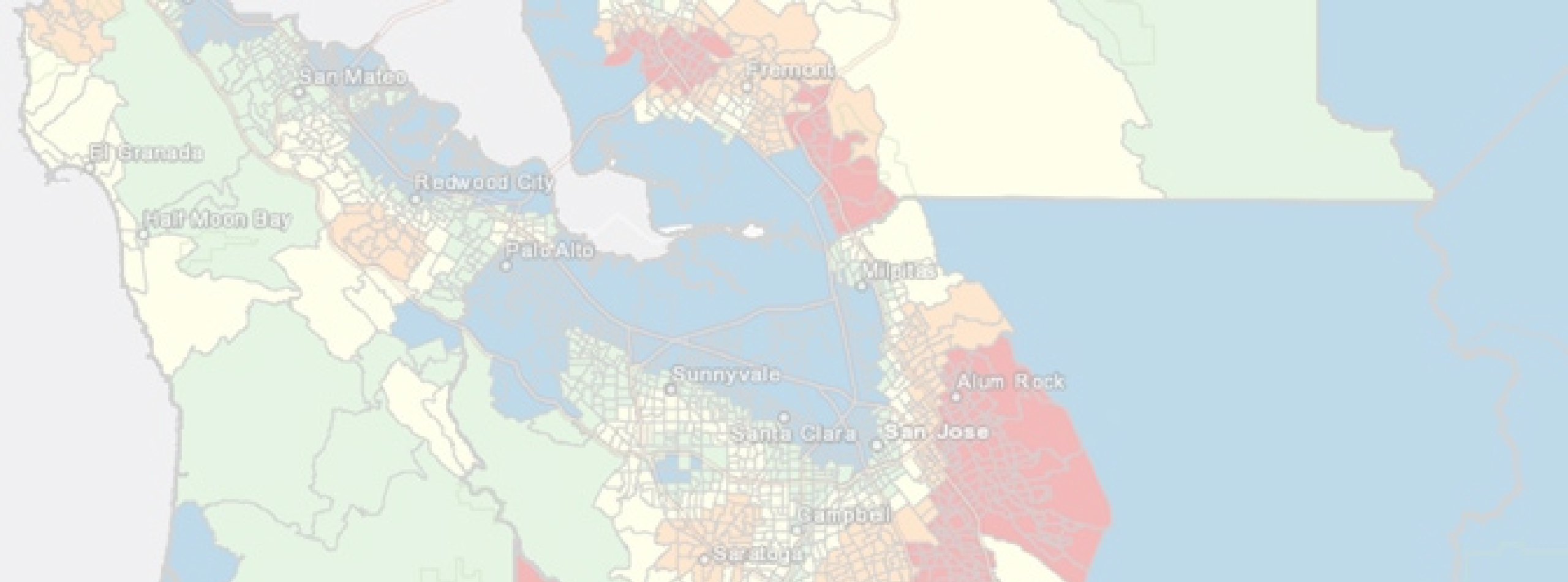of Sunnyvale population has a **disability**

Most live in the home of parent, family, or guardian

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017. U.S. Census Bureau, American Community Survey 5-Year Data (2010-2015; 2015-2019), Table DP05, Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.
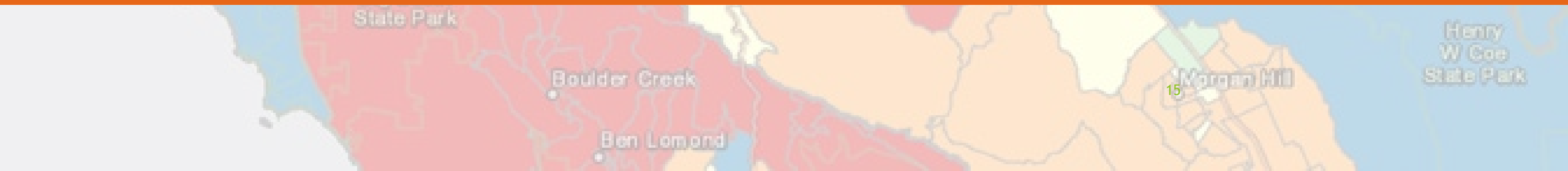
People Experiencing Homelessness

- **624 people** experience homelessness in Sunnyvale, as of January 2019

- 147% increase from 2017

- Pandemic has further impacted homeless population

Sunnyvale Population Experiencing Homelessness, 2019

Pie chart:
- 147 Persons Sheltered
- 477 Persons Unsheltered

Characteristics of Santa Clara County Population Experiencing Homelessness, 2019

Legend:
- Chronic Substance Abuse
- HIV/AIDS
- Severely Mentally Ill
- Veterans
- Victims of Domestic Violence

X-axis: Sheltered - Emergency Shelter, Sheltered - Transitional Housing, Unsheltered

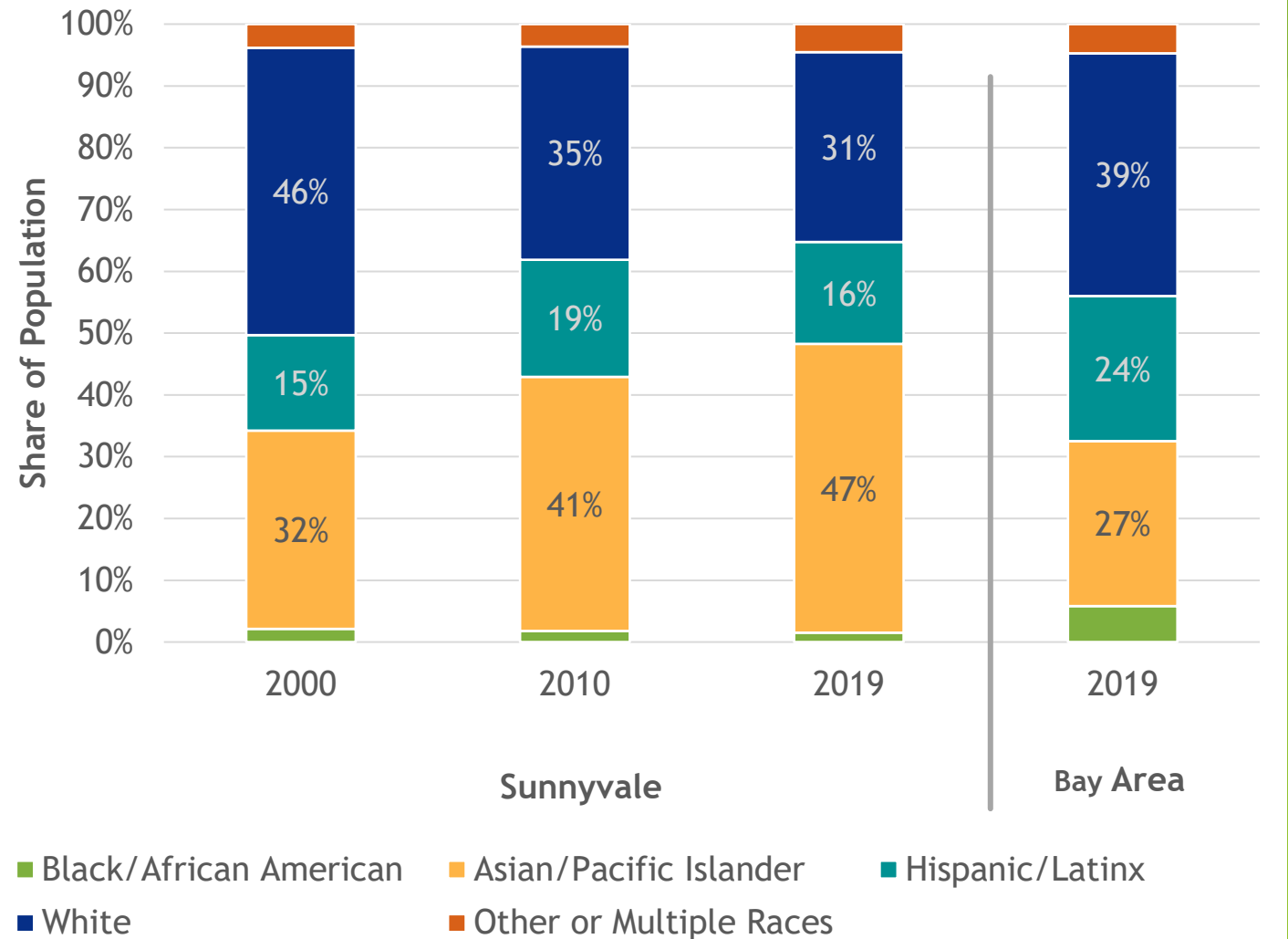*Source: Santa Clara County Homeless Census Survey, 2019.*

FAIR HOUSING TRENDS

Race and Ethnicity

▶ White population has decreased, while Asian population has increased

▶ Higher proportion of Asian/Pacific Islander residents in Sunnyvale than the Bay Area

▶ Lower Proportion of Black/African American, Hispanic/Latinx, and White in Sunnyvale than the Bay Area

Chart: Share of Population by Race and Ethnicity

Sunnyvale
- 2000: Asian/Pacific Islander 32%, Hispanic/Latinx 15%, White 46%
- 2010: Asian/Pacific Islander 41%, Hispanic/Latinx 19%, White 35%
- 2019: Asian/Pacific Islander 47%, Hispanic/Latinx 16%, White 31%

Bay Area
- 2019: Asian/Pacific Islander 27%, Hispanic/Latinx 24%, White 39%

Legend: ■ Black/African American ■ Asian/Pacific Islander ■ Hispanic/Latinx ■ White ■ Other or Multiple Races
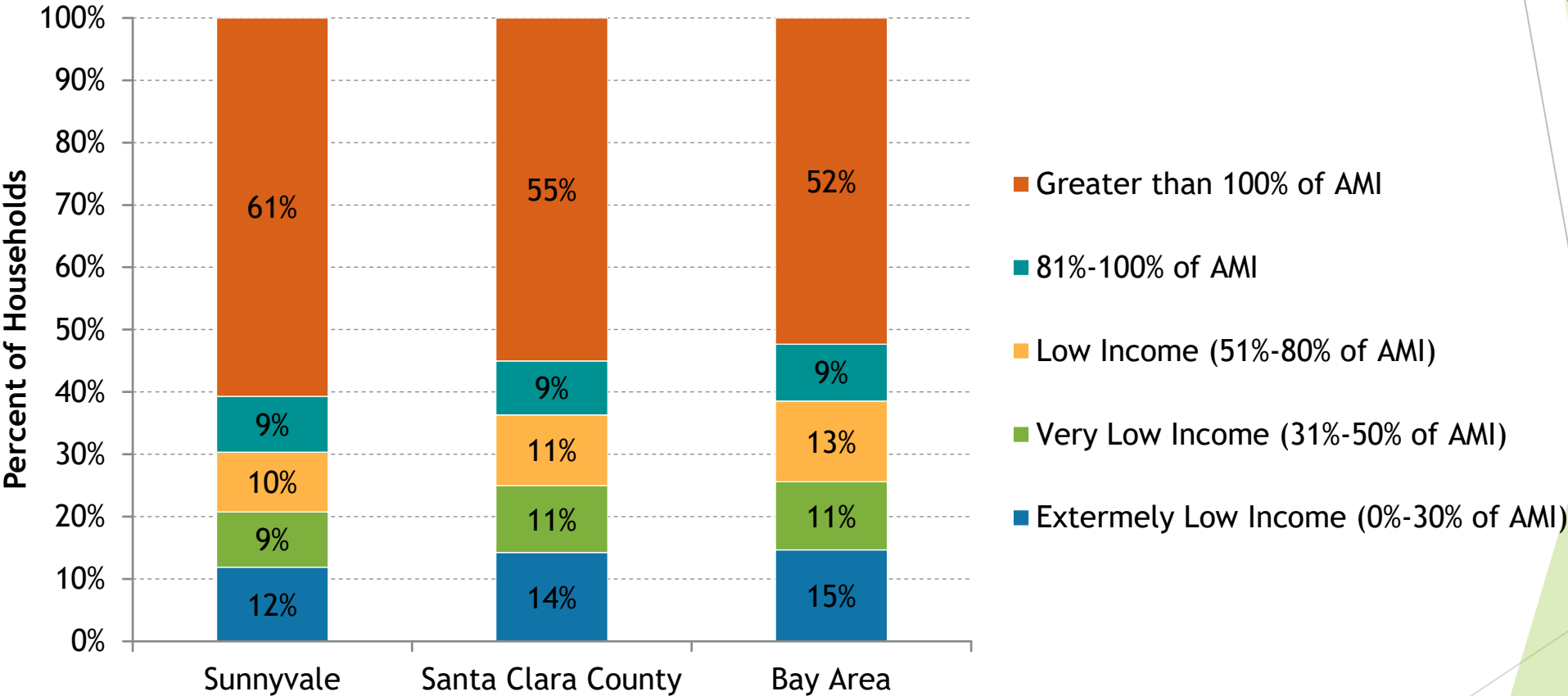
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Census Tracts by Majority Race/Ethnicity

▶ **Primarily White and Asian Majorities**

▶ **Pockets of Hispanic Majority in northern Sunnyvale**

Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Census Bureau data.
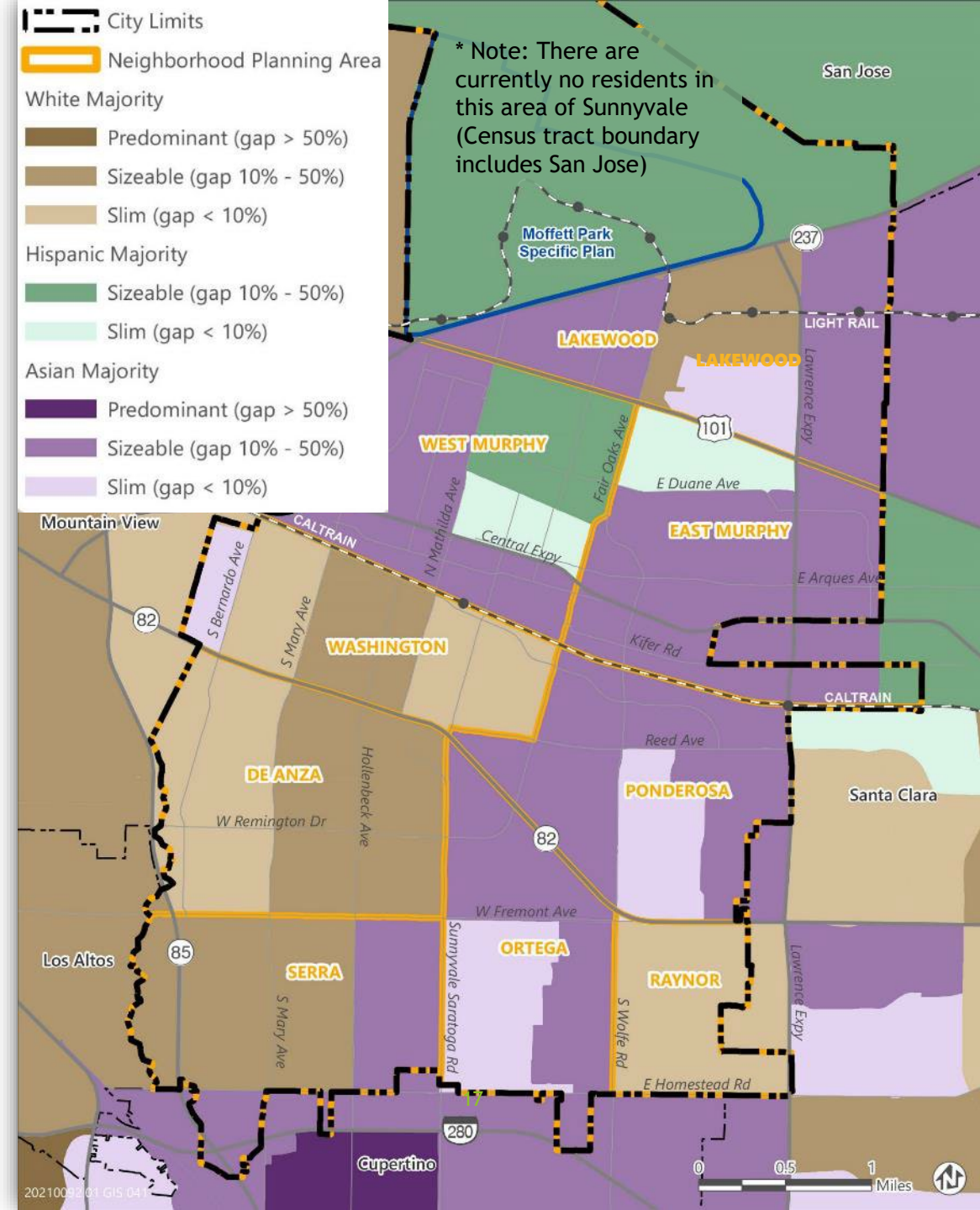
Households by Income Level

Santa Clara County 2021 Area Median Income (AMI) = $151,300

Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017.

Census Blocks by Median Income

▶ Incomes in Sunnyvale are generally high

▶ Households in southern Sunnyvale tend to have highest incomes

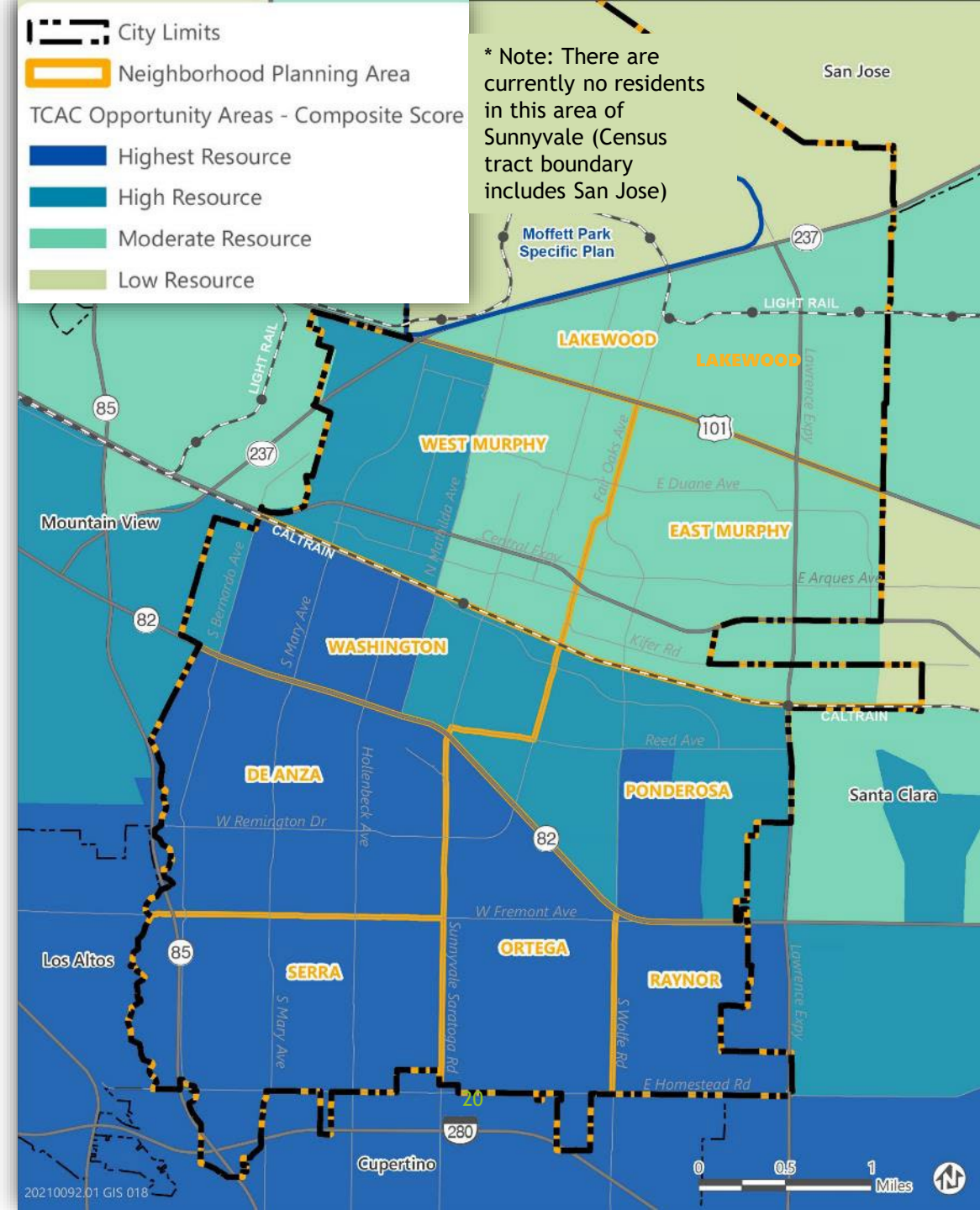▶ Areas of Hispanic Majority have lower household median incomes
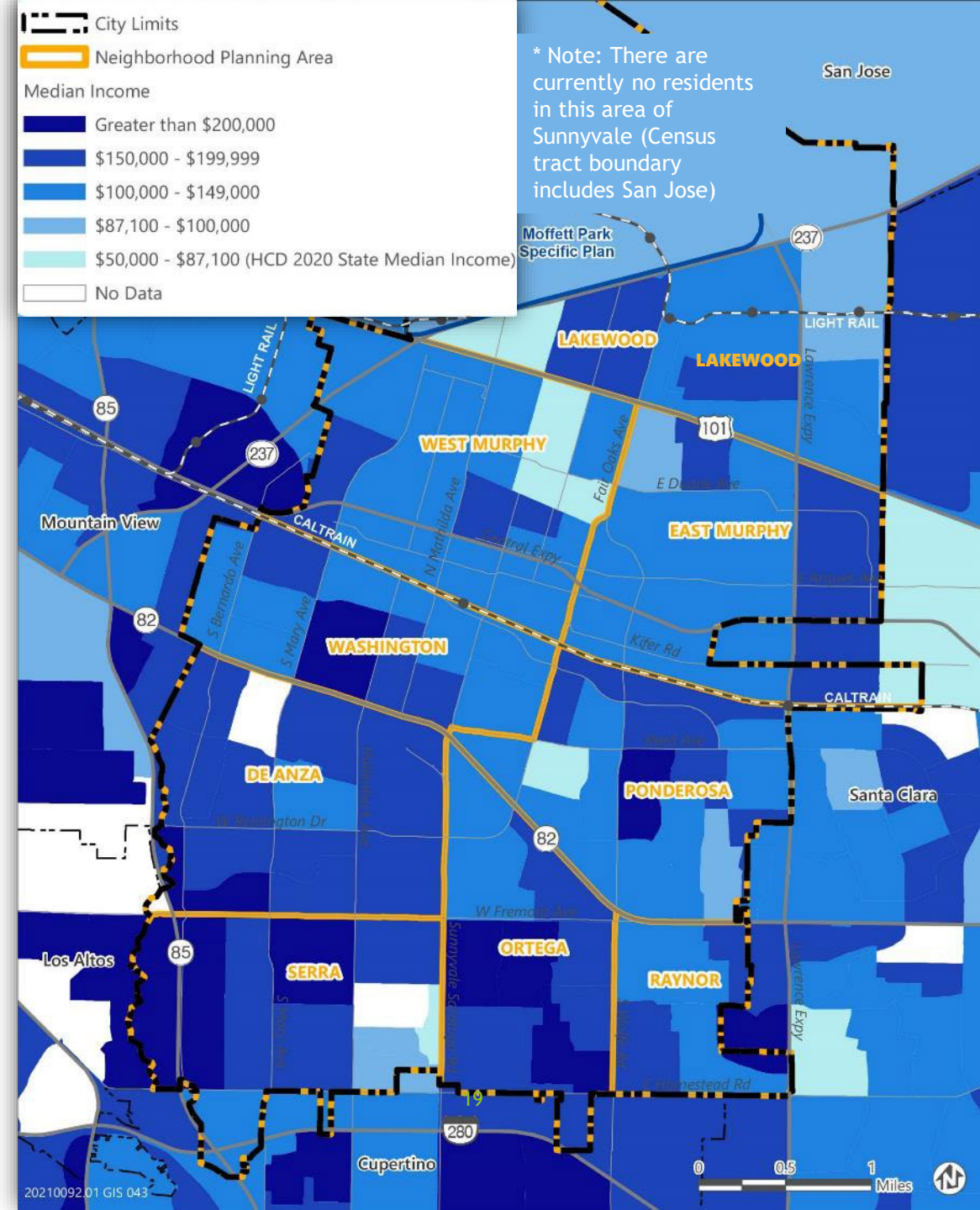
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 American Community Survey data.

City Limits
Neighborhood Planning Area
Median Income
Greater than $200,000
$150,000 - $199,999
$100,000 - $149,000
$87,100 - $100,000
$50,000 - $87,100 (HCD 2020 State Median Income)
No Data

* Note: There are currently no residents in this area of Sunnyvale (Census tract boundary includes San Jose)

Access to Opportunity

▶ High access to opportunity in southern Sunnyvale

▶ More educational opportunity in southern Sunnyvale

▶ Moderate resource areas north of CalTrain

▶ Low resource area classification for Moffett Park is due to demographic characteristics of San Jose residents in shared census tract boundary

Source: Data downloaded from the California State Treasurer in 2022.

City Limits
Neighborhood Planning Area
TCAC Opportunity Areas - Composite Score
Highest Resource
High Resource
Moderate Resource
Low Resource

* Note: There are currently no residents in this area of Sunnyvale (Census tract boundary includes San Jose)

Displacement Risk

▶ **Areas near Downtown are at risk of displacement**

    ▶ Significant recent residential growth

▶ **Areas with existing mobile home parks are at risk of displacement**

    ▶ Mobile Home Park MOU and zoning prevent displacement

Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on UC Berkley Urban Displacement Project, 2017.
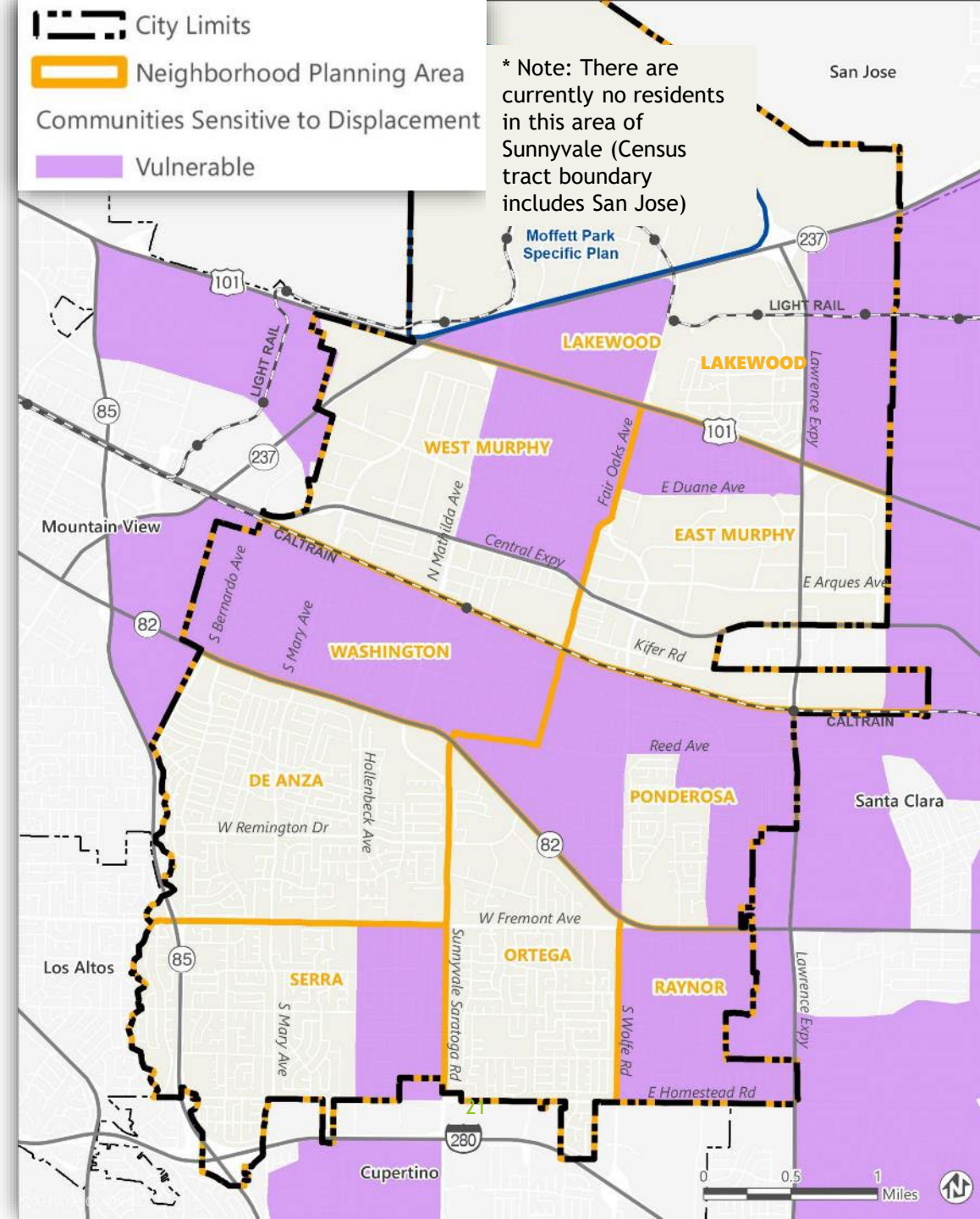
Key Fair Housing Issues

Issue	Uneven Settlement Patterns based on Race and Income	Disparities in Access to Opportunity	Risk of Displacement
Contributing Factor	▶ Past zoning and land use practices separating single family homes from industrial development led to wealthier neighborhoods in southern Sunnyvale. ▶ Recent zoning changes to transition industrial to residential have resulted in more multifamily in northern Sunnyvale	▶ Lack of investments in low-resource neighborhoods (near mobile home parks in northern Sunnyvale) result in less proficient schools. ▶ Limited services and amenities for residents in historically industrial areas	▶ Rapidly increasing housing costs create a high risk of displacement for lower-income households

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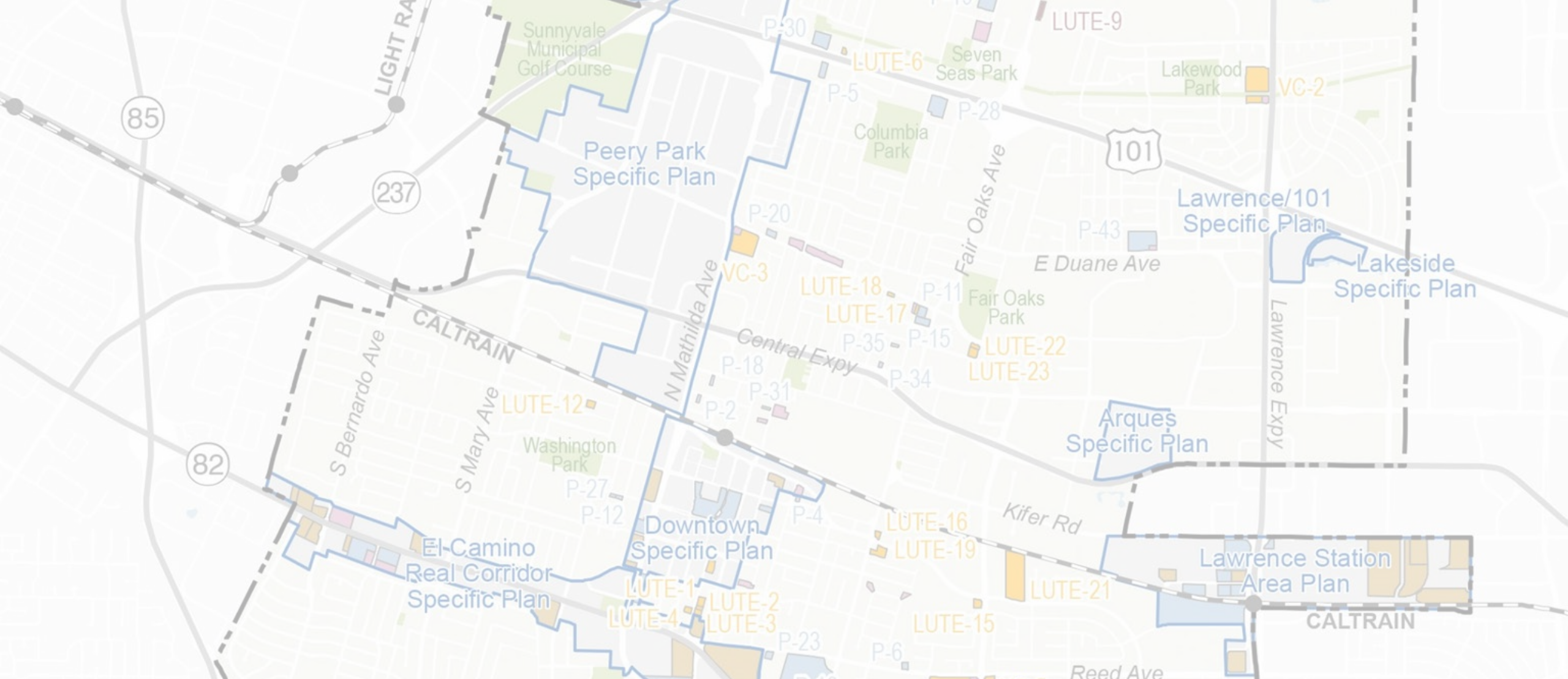Join at slido.com
277639

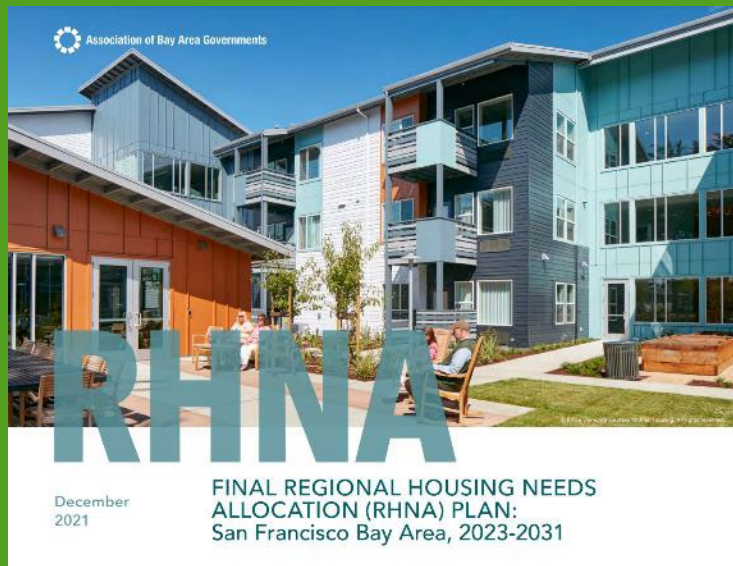ⓘ Start presenting to display the joining instructions on this slide.

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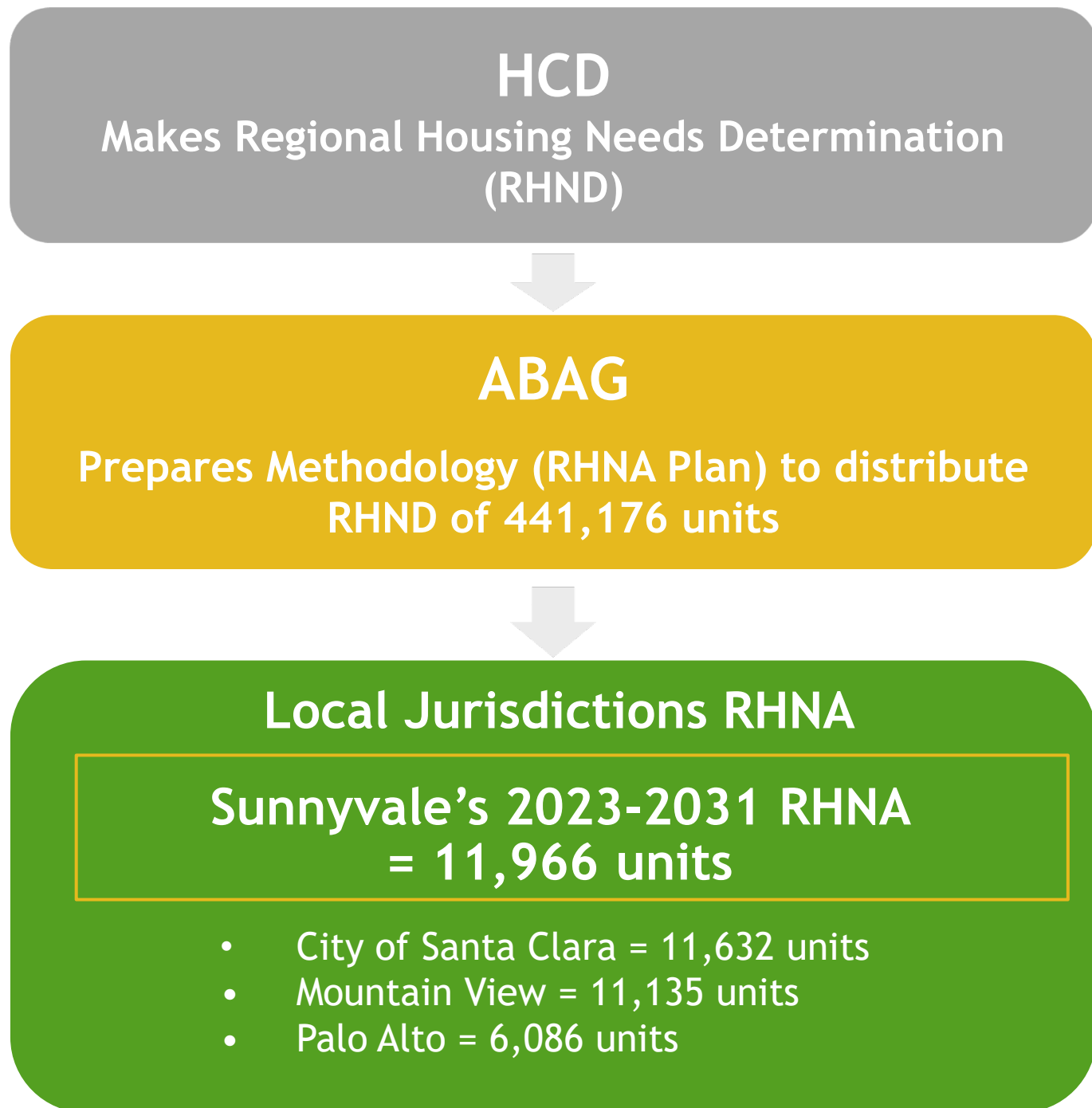Were there any findings that stood out to you as significant or surprising?

MEETING OUR HOUSING NEEDS

Regional Housing Needs Allocation (RHNA)

https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf

State

HCD
Makes Regional Housing Needs Determination (RHND)

Region

ABAG
Prepares Methodology (RHNA Plan) to distribute RHND of 441,176 units

Cities & Counties

Local Jurisdictions RHNA

Sunnyvale's 2023-2031 RHNA = 11,966 units

- City of Santa Clara = 11,632 units
- Mountain View = 11,135 units
- Palo Alto = 6,086 units
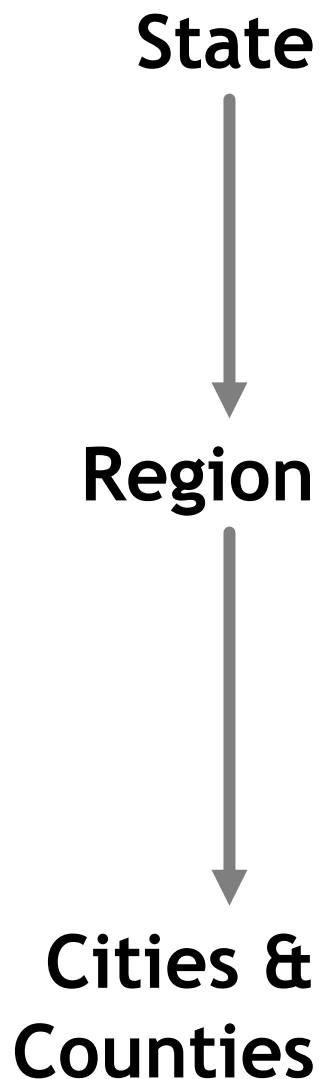
Housing Needs by Income Level

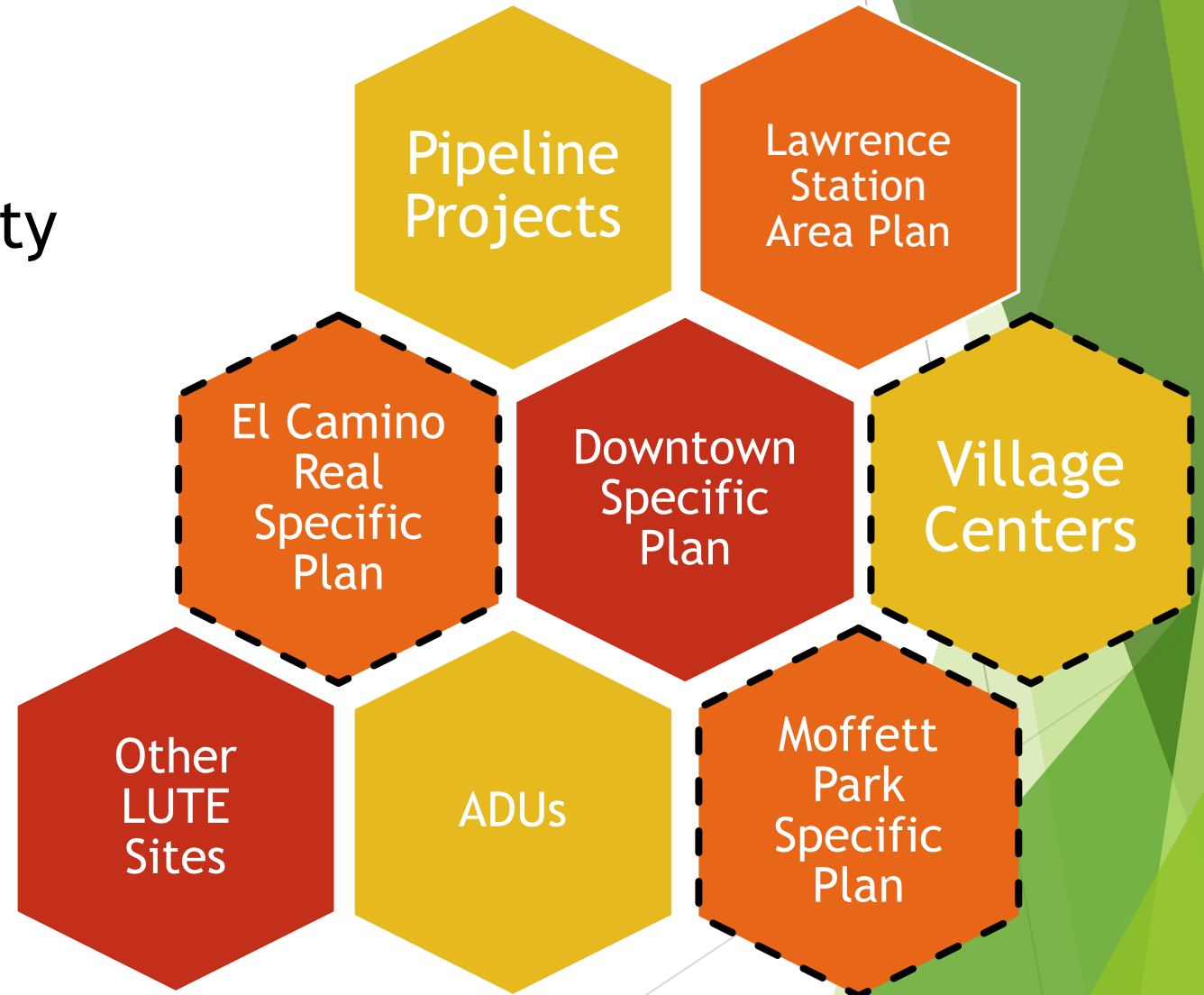| Income Category	2015-2023 RHNA (Housing Units)	2023-2031 RHNA (Housing Units)	Percent Increase
Very Low Income (<50% of Median Income)	1,640	2,968	81%
Low Income (51-80% of Median Income)	906	1,709	89%
Moderate Income (81-120% of Median Income)	932	2,032	118%
Above Moderate Income (>120% of Median Income)	1,974	5,257	166%
TOTAL	5,452	11,966	119%

Total of **4,677** Low-income units

119% increase since 2015

Source: Association of Bay Area Governments, 2023-2031 RHNA Plan, May 2021

Sites Inventory

- ▶ Identifies the City's capacity for housing development during the planning period (2023-2031)
- ▶ Zoning that allows >30 units/acre generally considered suitable for lower-income

Pipeline Projects

Lawrence Station Area Plan

El Camino Real Specific Plan

Downtown Specific Plan

Village Centers

Other LUTE Sites

ADUs

Moffett Park Specific Plan

Downtown Specific Plan

▶ Sites selected based on remaining infill potential and existing uses

▶ Capacity is based on units allocated in the Specific Plan

▶ Pipeline Project Capacity: 883 units

▶ Remaining DSP Capacity for 2023-2031 Housing Element: 302 units

    ▶ 172 lower-income units

    ▶ 60 moderate-income units

    ▶ 70 above moderate-income units
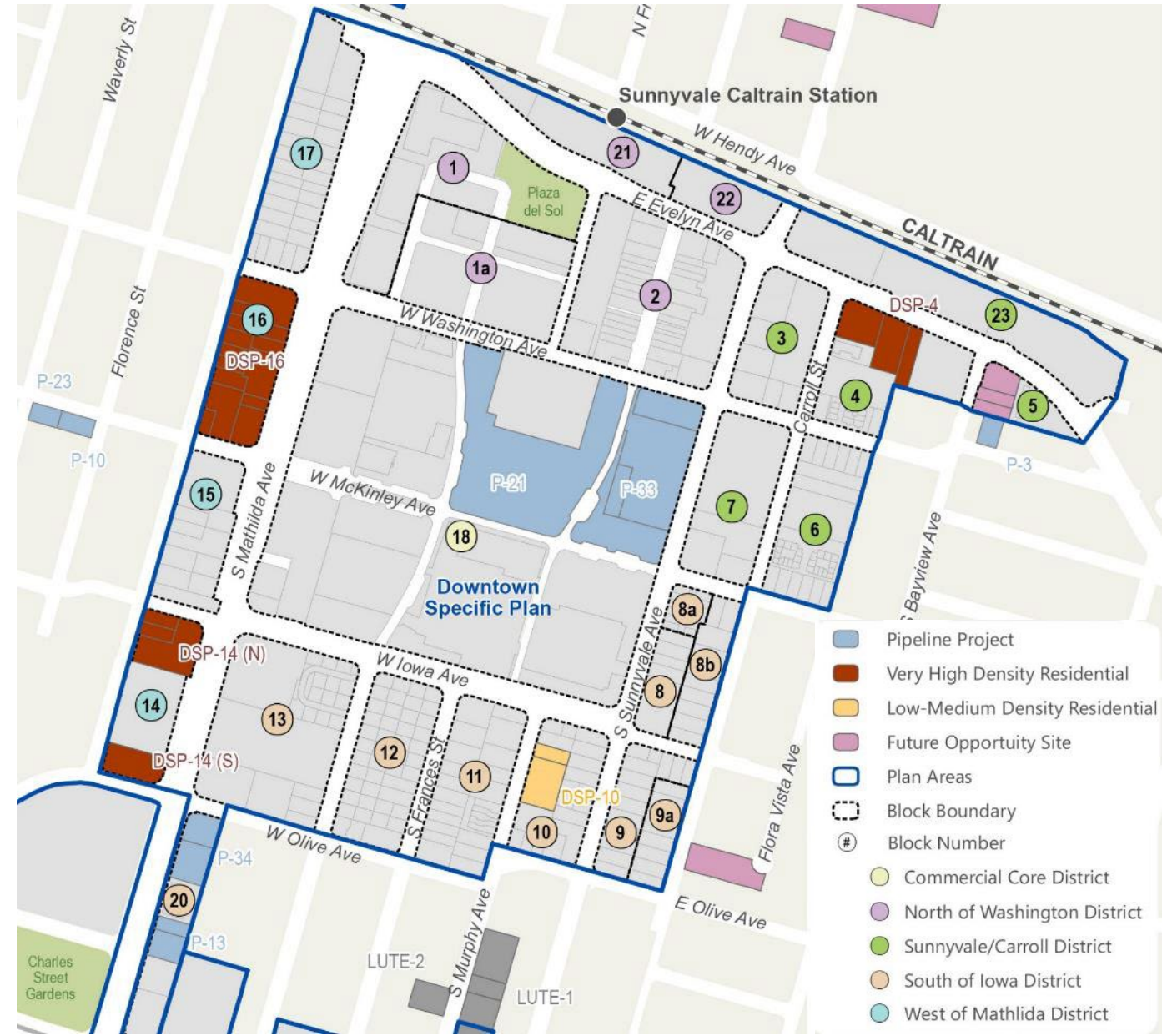
Lawrence Station Area Plan
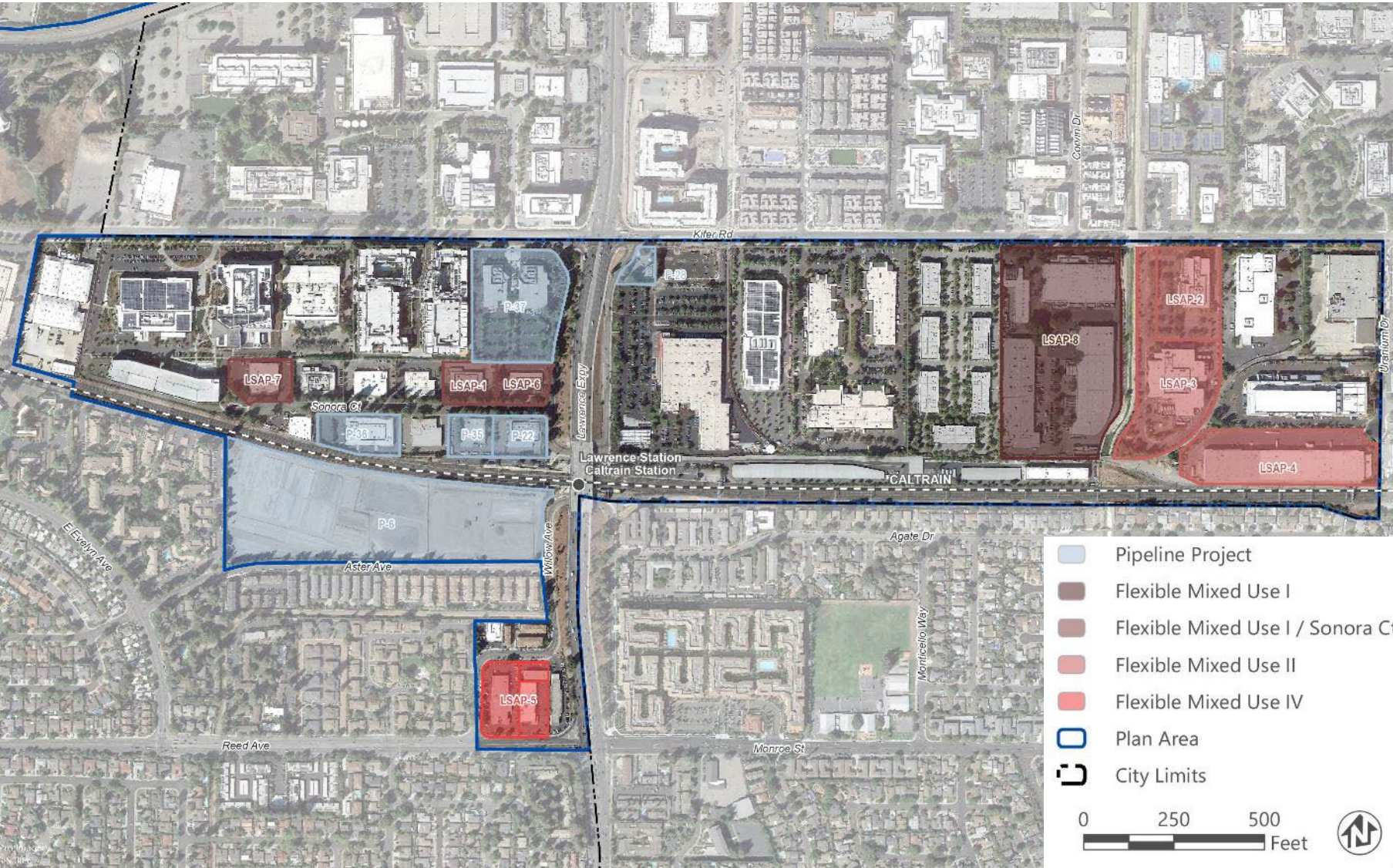
- Sites selected based on zoning, existing uses, and property owner/real estate broker input
- Capacity is based on 95% of maximum density with incentives
- Pipeline Project Capacity: 1,036 units
- Estimated LSAP Capacity for 2023-2031 Housing Element: 887 units
  - 532 lower-income units
  - 134 moderate-income units
  - 221 above moderate-income units

El Camino Real Specific Plan

- ▶ Sites selected based on zoning, existing uses, and property owner input

- ▶ Capacity is based on 100% of base density

- ▶ Pipeline Project Capacity: 706 units

- ▶ Estimated ECR Capacity for 2023-2031 Housing Element: 1,330 units

  - ▶ 684 lower-income units

  - ▶ 361 moderate-income units

  - ▶ 285 above moderate-income units

Legend:
- Pipeline Project
- ECR-MU42
- ECR-MU54
- Future Opportunity Site
- Plan Area
- Node/Segment Boundary
- City Limits
- Bus Stop

Moffett Park Specific Plan

Legend:
- ▱ Inventoried Site
- 🟥 Activity Center
- 🟧 Mixed Use
- 🟨 Residential
- ▭ Plan Area

0 — 350 — 700 Feet

▶ Sites selected based on zoning, existing uses, and property owner/real estate broker input

▶ Capacity is based on:
  - ▶ 70% of maximum density for Residential
  - ▶ 25% of maximum density for Mixed Use
  - ▶ Minimum density for Activity Center

▶ Pipeline Project Capacity: 0 units

▶ Estimated MPSP Capacity for 2023-2031 Housing Element: 7,580 units
 - ▶ 4,545 lower-income units
  - ▶ 3,034 above moderate-income units

Village Centers

▶ Sites selected based on zoning and existing uses

▶ Capacity is based on:

 ▶ 80% of allowable density

 ▶ Consistent with capacity analyzed in LUTE EIR

▶ Pipeline Project Capacity: 199 units

▶ Estimated Village Center Capacity for 2023-2031 Housing Element: 706 moderate-income units
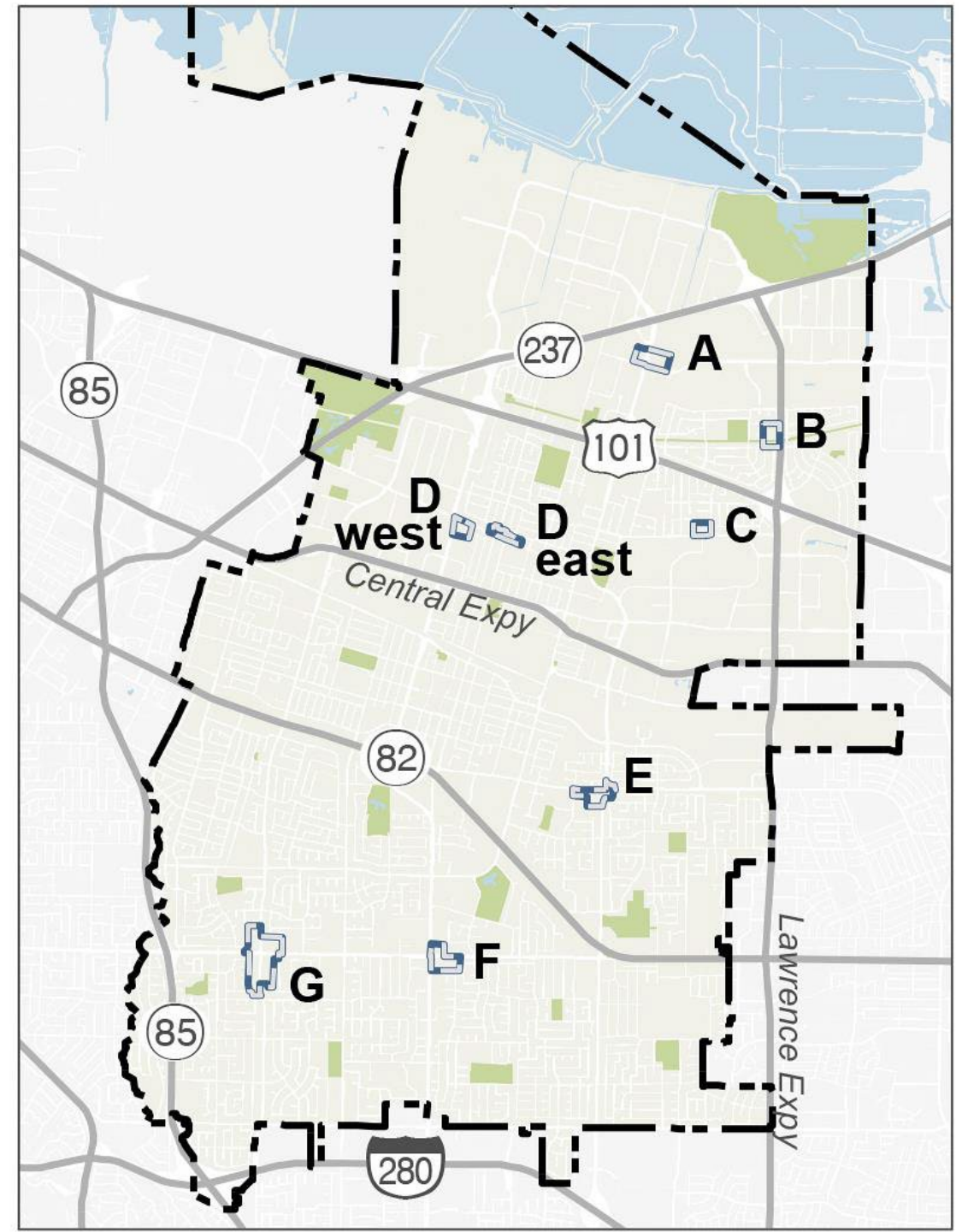
Additional Sites

▶ Includes residentially zoned sites occupied by non-residential uses

▶ Capacity is based on 85% of maximum density

▶ Pipeline Projects: 507 units

▶ Remaining other LUTE site Capacity for 2023-2031 Housing Element: 578 units

  ▶ 318 lower-income units

  ▶ 254 moderate income units

  ▶ 6 above moderate-income units
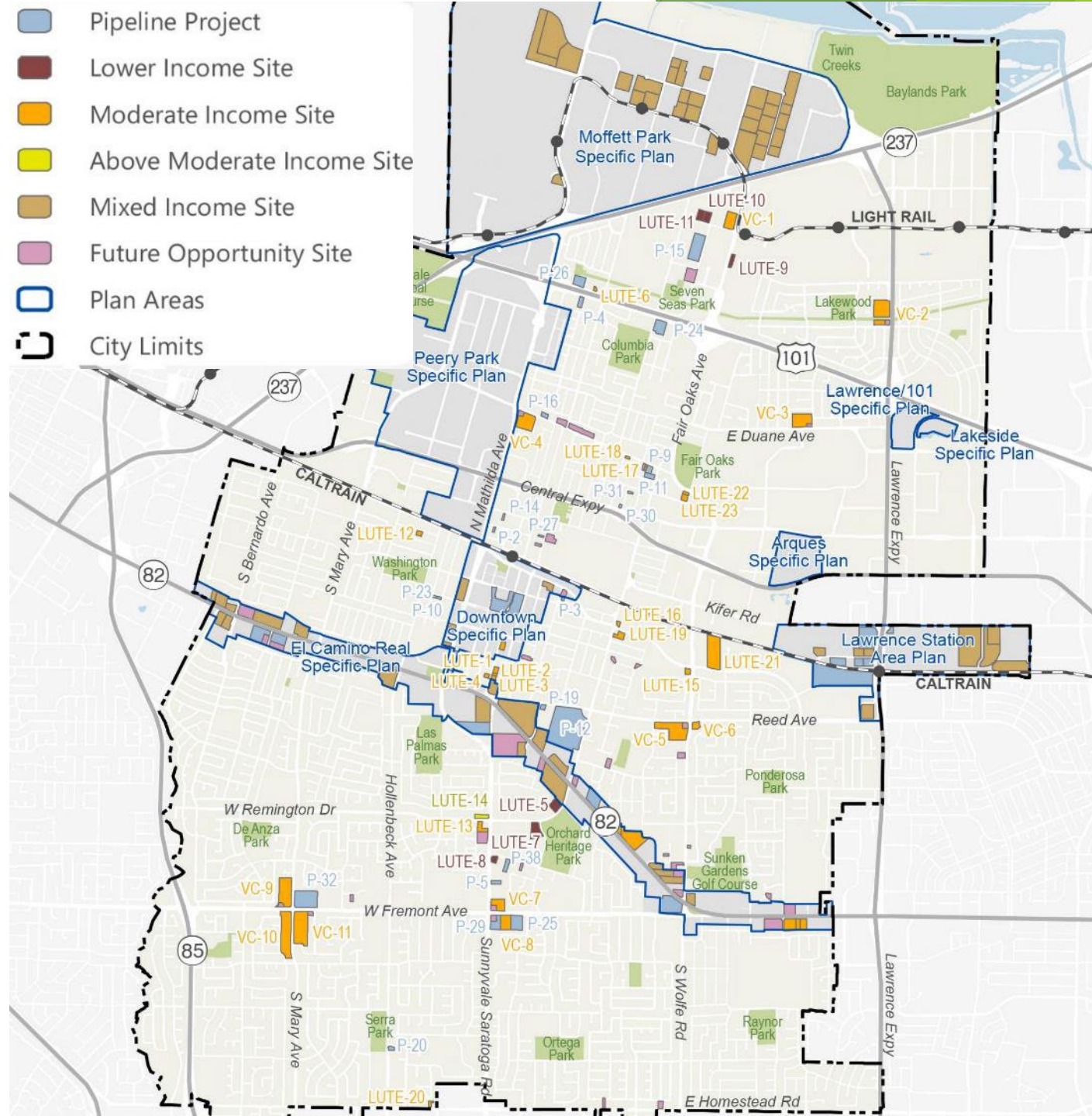
Accessory Dwelling Units

▶ Assumes rate of 2018-2022 ADU production will continue

▶ Affordability based on trends in Santa Clara and San Mateo Counties

▶ Affordability assumptions exclude units discounted rates (free rent) to friends/family

▶ ADU Capacity for 2023-2031 Housing Element: 170 units

  ▶ 59 lower-income units

  ▶ 85 moderate income units

  ▶ 25 above moderate-income units
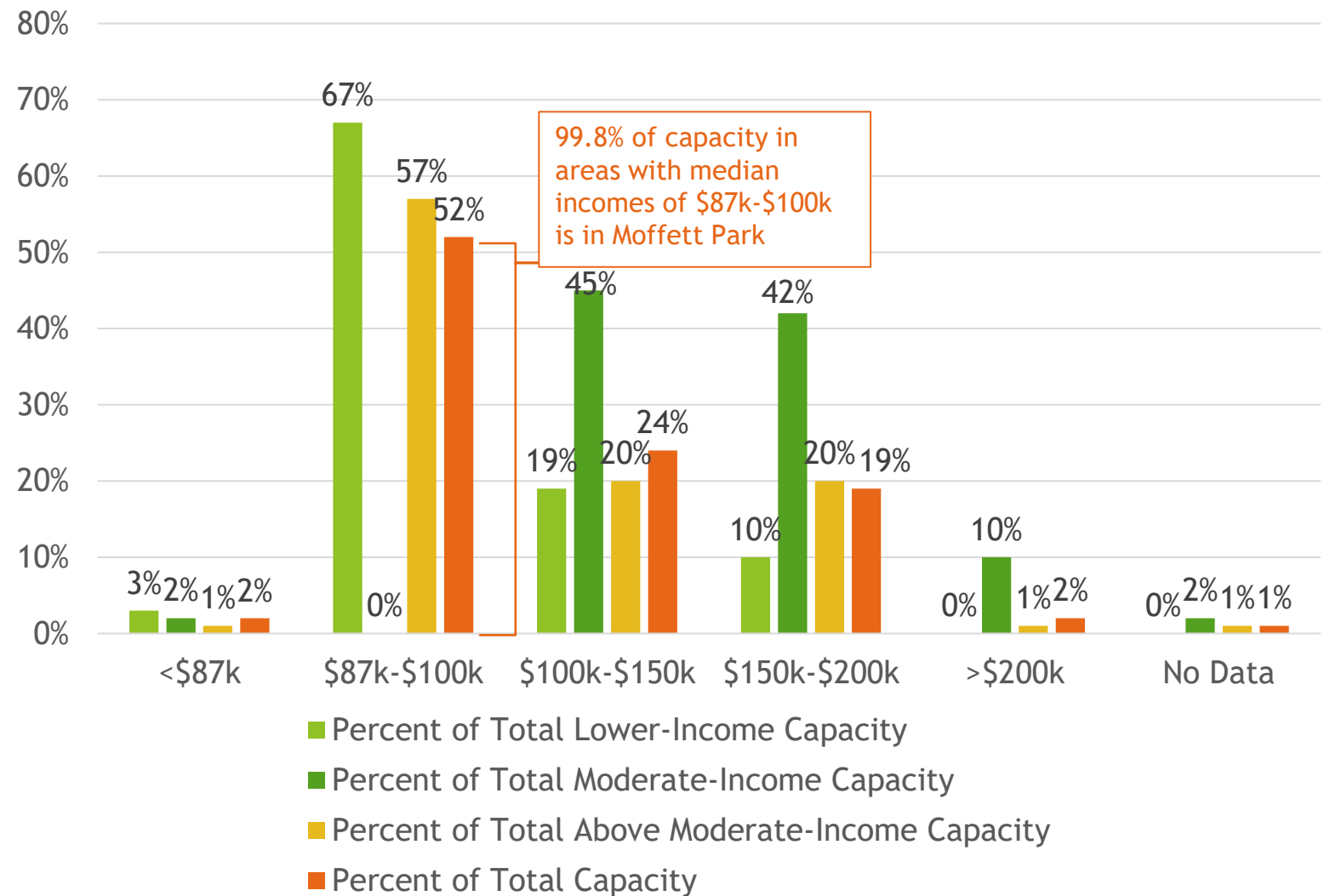
Sunnyvale Housing Element Sites Inventory (2023-2031)

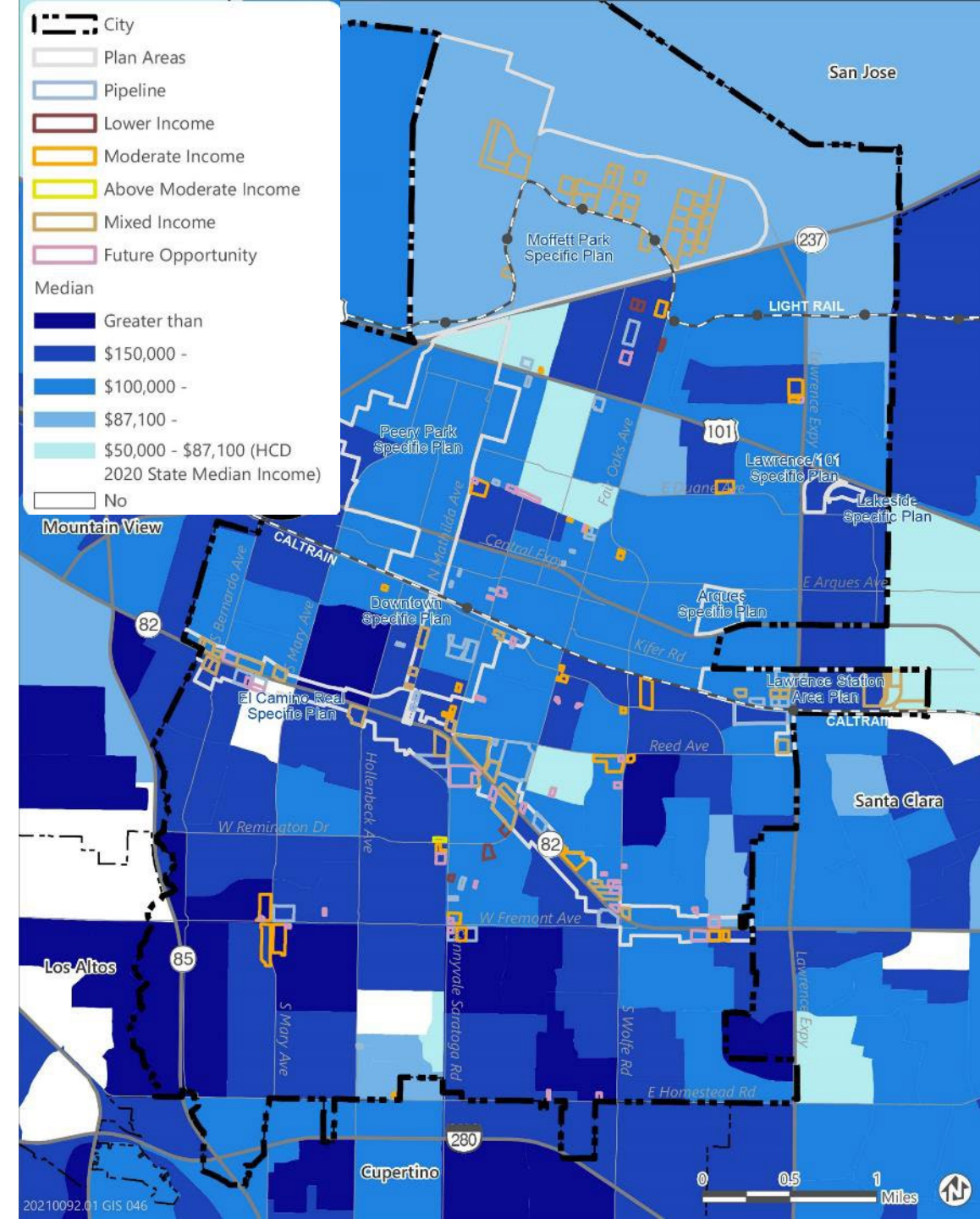| Income Category	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity
2023-2031 RHNA	**4,677**	**2,032**	**5,257**	**11,966**
Planned and Approved Projects	511	1,101	1,719	3,331
Lawrence Station Area Plan	532	134	221	887
Downtown Specific Plan	172	60	70	302
El Camino Real Specific Plan	684	361	285	1,330
Moffett Park Specific Plan	4,545	0	3,034	7,580
Village Centers	0	706	0	706
Additional Sites	318	254	6	578
Accessory Dwelling Units	59	85	25	170
Total Capacity	**6,822**	**2,702**	**5,360**	**14,884**
Surplus	+2,145	+670	+103	+2,918

Site Inventory vs. Median Income

- ▶ Majority of capacity is in areas with median incomes of $87-200k

- ▶ Majority of lower- and above moderate-income capacity is in areas with median incomes of $87-$100k due to Moffett Park capacity

- ▶ Moffett Park median income data is based on demographic characteristics of San Jose residents in shared census tract boundary

99.8% of capacity in areas with median incomes of $87k-$100k is in Moffett Park

Legend:
- ■ Percent of Total Lower-Income Capacity
- ■ Percent of Total Moderate-Income Capacity
- ■ Percent of Total Above Moderate-Income Capacity
- ■ Percent of Total Capacity

Income Range	Lower-Income	Moderate-Income	Above Moderate-Income	Total Capacity
<$87k	3%	2%	1%	2%
$87k-$100k	67%	0%	57%	52%
$100k-$150k	19%	45%	20%	24%
$150k-$200k	10%	42%	20%	19%
>$200k	0%	10%	1%	2%
No Data	0%	2%	1%	1%

Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 American Community Survey data, adapted by Ascent in 2022.
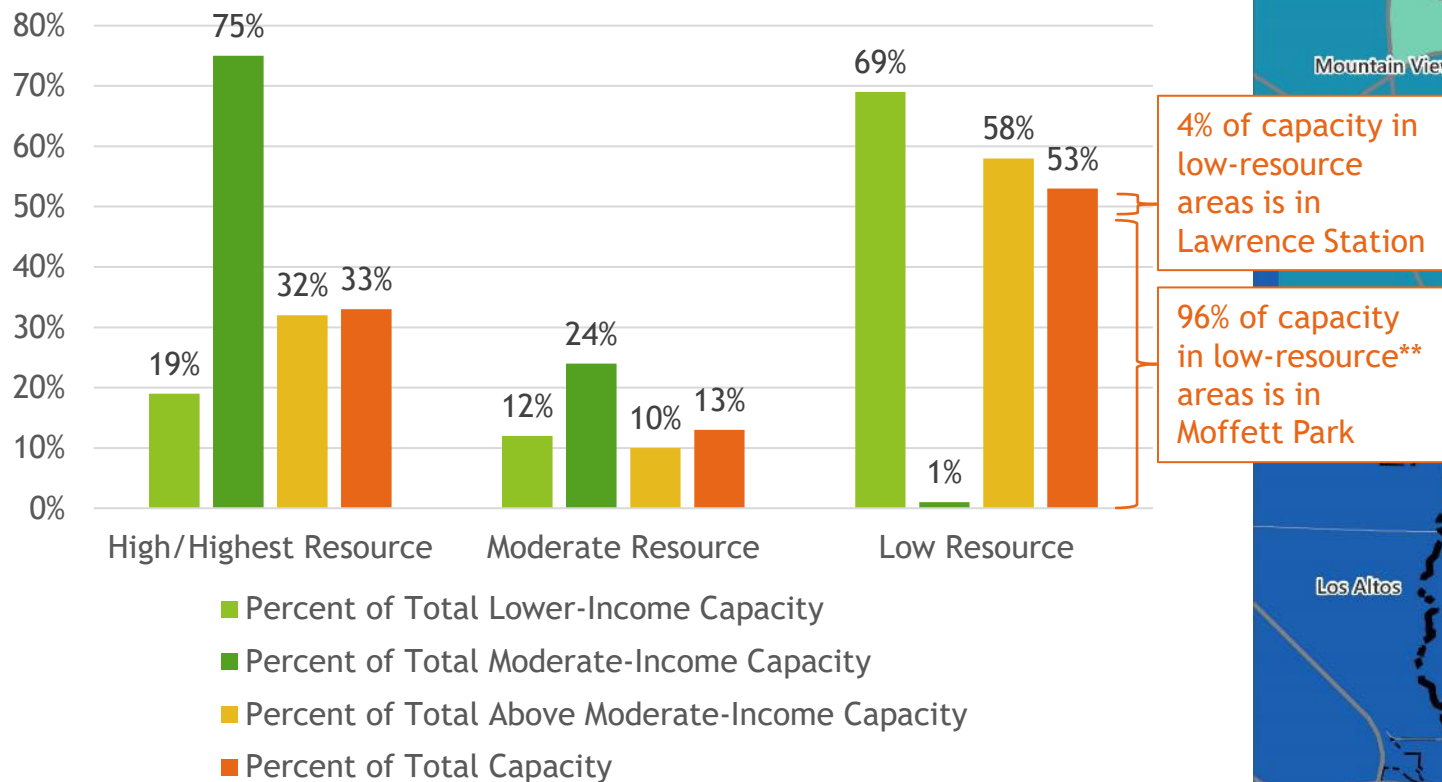
Site Inventory vs. Median Income

▶ 67% of above moderate-income capacity is in Moffett Park (shown as median income of $87,000-$100,000)

▶ 57% of lower-income capacity is in Moffett Park (shown as median income of $87,000-$100,000)

▶ 54% of the moderate-income capacity is in areas with median incomes over $150,000

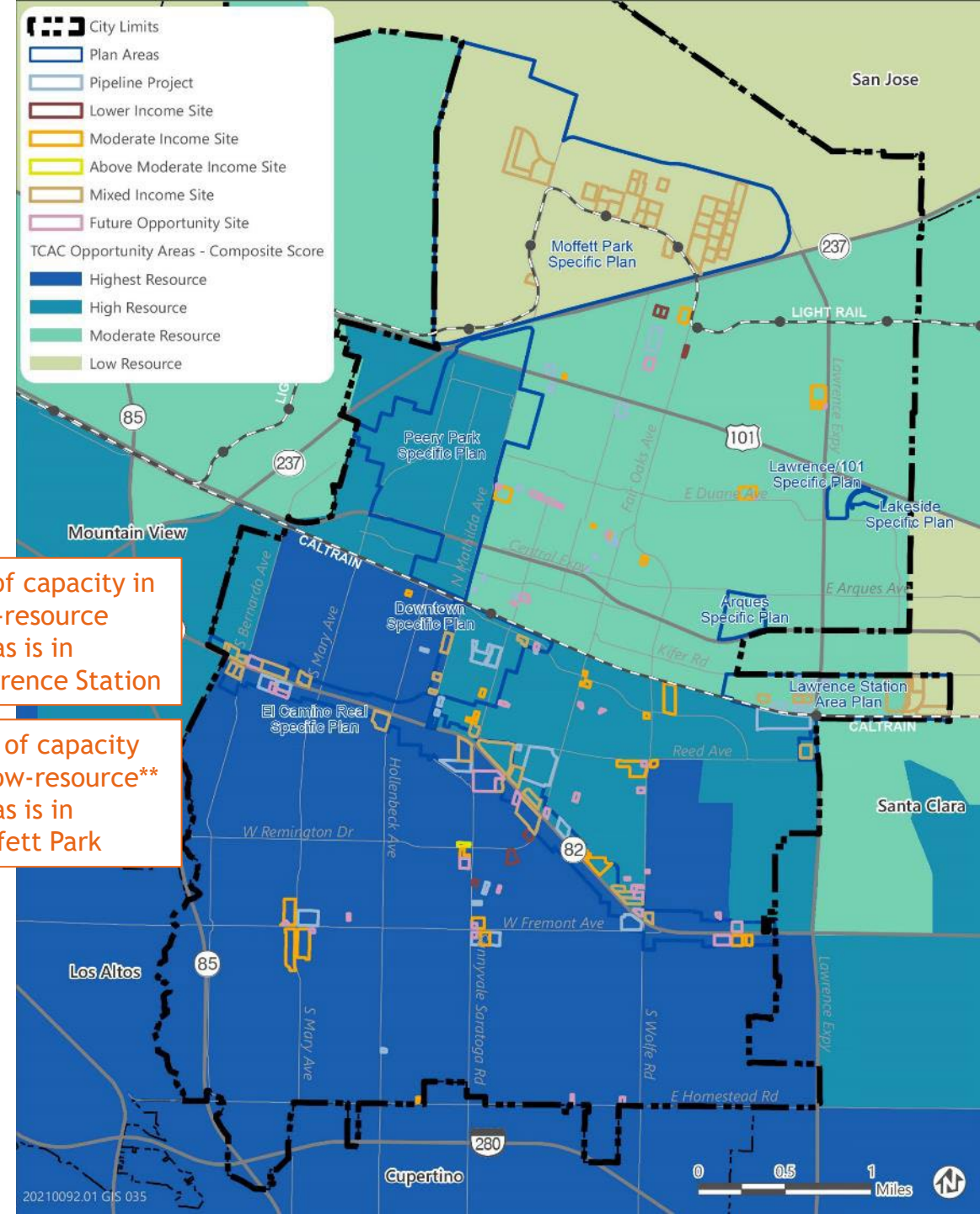▶ 45% of the moderate-income capacity is in areas with median incomes of $100,000-$150,000

Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 American Community Survey data, adapted by Ascent in 2022.

Site Inventory vs. Access to Opportunity

- ▶ Majority **lower-** and **above moderate-income** capacity is in low resource area.
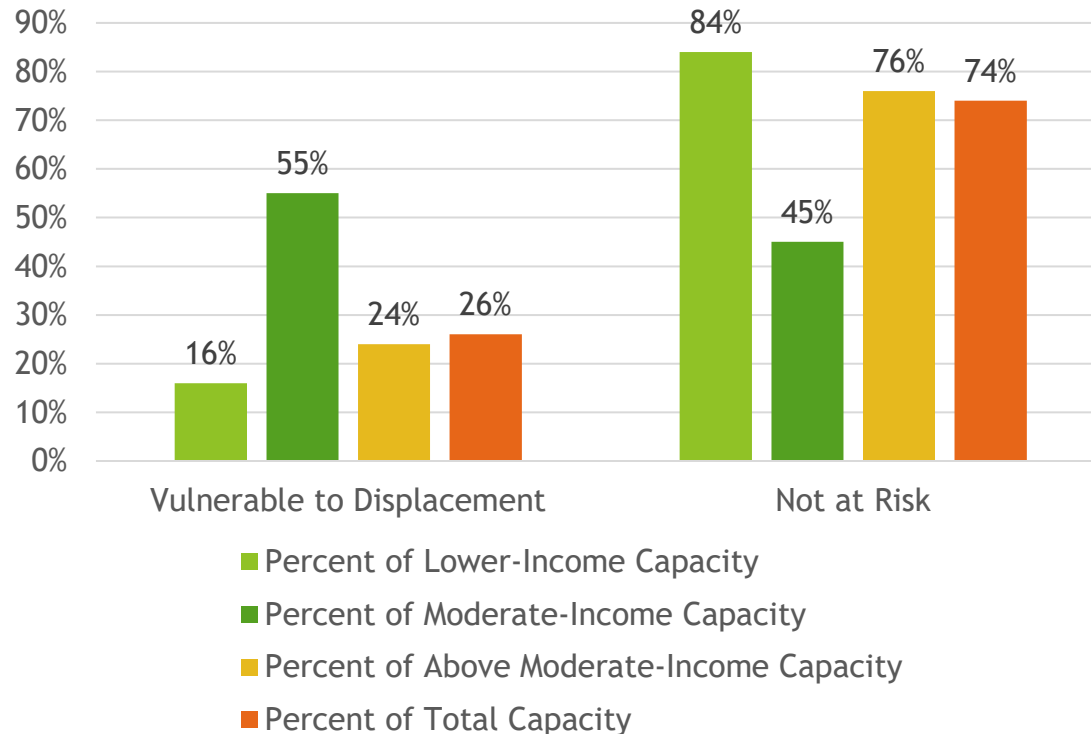- ▶ Majority of moderate-income capacity is in high resource area.

Chart data:

High/Highest Resource
- Percent of Total Lower-Income Capacity: 19%
- Percent of Total Moderate-Income Capacity: 75%
- Percent of Total Above Moderate-Income Capacity: 32%
- Percent of Total Capacity: 33%

Moderate Resource
- Percent of Total Lower-Income Capacity: 12%
- Percent of Total Moderate-Income Capacity: 24%
- Percent of Total Above Moderate-Income Capacity: 10%
- Percent of Total Capacity: 13%

Low Resource
- Percent of Total Lower-Income Capacity: 69%
- Percent of Total Moderate-Income Capacity: 1%
- Percent of Total Above Moderate-Income Capacity: 58%
- Percent of Total Capacity: 53%

Legend:
- ■ Percent of Total Lower-Income Capacity
- ■ Percent of Total Moderate-Income Capacity
- ■ Percent of Total Above Moderate-Income Capacity
- ■ Percent of Total Capacity

4% of capacity in low-resource areas is in Lawrence Station

96% of capacity in low-resource** areas is in Moffett Park

Source: Data downloaded from the California State Treasurer in 2022, adapted by Ascent in 2022.
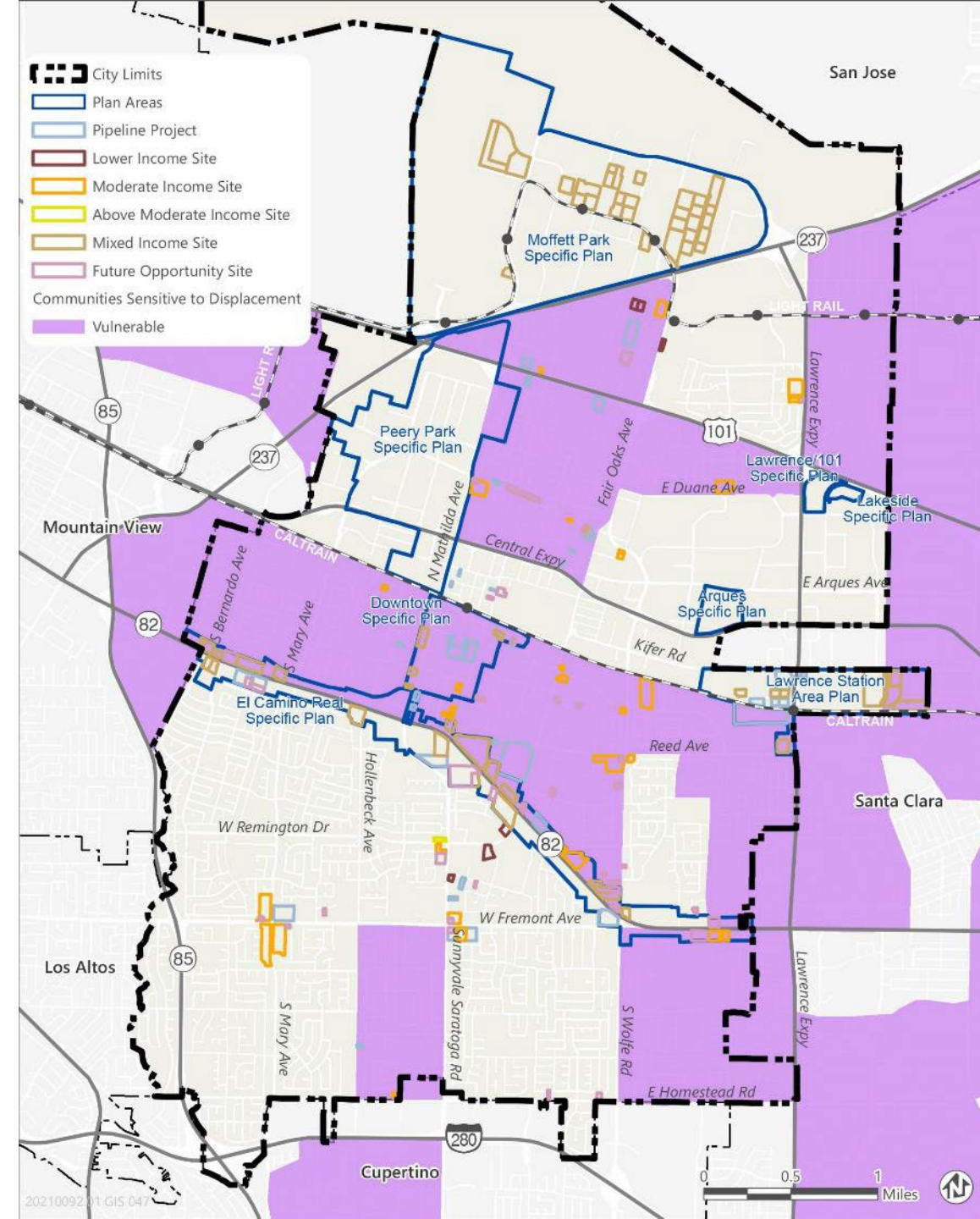
Site Inventory vs. Displacement Risk

▶ Majority **lower-** and **above moderate-income** capacity is not at risk.

▶ Slight majority of **moderate-income** capacity is at risk

Chart data:

Vulnerable to Displacement
- Percent of Lower-Income Capacity: 16%
- Percent of Moderate-Income Capacity: 55%
- Percent of Above Moderate-Income Capacity: 24%
- Percent of Total Capacity: 26%

Not at Risk
- Percent of Lower-Income Capacity: 84%
- Percent of Moderate-Income Capacity: 45%
- Percent of Above Moderate-Income Capacity: 76%
- Percent of Total Capacity: 74%

Legend:
- ■ Percent of Lower-Income Capacity
- ■ Percent of Moderate-Income Capacity
- ■ Percent of Above Moderate-Income Capacity
- ■ Percent of Total Capacity

Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on UC Berkley Urban Displacement Project, 2017, adapted by Ascent in 2022.

BREAK FOR POLLING

OUR HOUSING PLAN

Housing Element Goals

Goal H-1	**Provision of Adequate Housing Sites.** Provide adequate sites for the development of new housing through appropriate land use and zoning to address the diverse needs of Sunnyvale's residents and workforce.
Goal H-2	**Affordable Housing and Home Buyer Assistance.** Assist in the provision of affordable housing to meet the diverse needs of Sunnyvale's lower- and moderate-income households.
Goal H-3	**Housing Conservation and Maintenance.** Maintain and enhance the condition and affordability of existing housing in Sunnyvale.
Goal H-4	**Removal of Governmental Constraints.** Minimize the impact of governmental constraints on the maintenance, improvement and development of housing.
Goal H-5	**Equal Housing Opportunities and Special Needs.** Promote equal housing opportunities for all residents, including Sunnyvale's special needs populations, so that residents can reside in the housing of their choice.
Goal H-6	**Neighborhood Quality.** Maintain sustainable neighborhoods with quality housing, infrastructure, and open space that fosters neighborhood character and the health of residents.

Key Programs to Increase Housing Production

▶ **H2. Increase Affordable Housing Opportunities in High Resource Areas.** Identify capacity for high density residential in high resource areas.

▶ **H3. Accessory Dwelling Unit Toolkit.** Facilitate the construction of new ADUs by establishing ADU toolkit.

▶ **H6. Affordable Housing Development Assistance.** Provide regulatory incentives, and/or financing to support new housing units affordable to extremely low-, very low- and low-income households.

Please refer to the Public Draft Housing Element for the full program language.

Programs to Preserve Housing

- **H10. Multi-Family Rental Property Rehabilitation.** Assist in the acquisition and/or preservation of affordable multi-family rental properties. Continue to offer funds for rehabilitation.

- **H11. Preservation of Government Assisted Housing.** Facilitate long-term preservation of existing below market rate housing units.

- **H12. Mobile Home Park Preservation.** Continue to implement mobile home park protections, including the Sunnyvale Mobile Home MOU and mobile home park zoning. Maintain an MOU compliance committee.

- **H13. Foreclosure Prevention Resources.** Provide information about available foreclosure counseling services and available legal resources through City outreach channels and continue to refer any homeowners in default to the services available.

Please refer to the Public Draft Housing Element for the full program language.

Programs to Address Constraints

▶ **H15. Open Space Requirements.** Review and modify open space requirements in higher density residential areas.

▶ **H16. Review Development Fees.** Review the City's planning and development impact fees to reconfirm the relationship between required services and fees paid.

▶ **H18. Objective Design Standards.** Update the City's multi-family residential, single-family residential and mixed use design standards to ensure they are clear, objective, and quantifiable.

▶ **H19. Zoning Code Amendments.** Amend the Zoning Code to comply with State law regarding low barrier navigation center developments, supportive housing, parking standards for residential care homes and emergency shelters, large group homes, and streamlined ministerial approvals (SB 35).

▶ **H27. Reasonable Accommodations and Code Updates.** Review and revise findings for reasonable accommodations to remove constraints to housing for persons with disabilities.

Please refer to the Public Draft Housing Element for the full program language.

Programs to Promote Fair Housing

▶ **H20. Fair Housing Program.** Ensure information related to fair housing is accessible to all community members by continuing to contract with qualified agencies to provide fair housing services, provide fair housing information on the City website, and more.

▶ **H23. Right-to-Lease Ordinance.** Establish a right-to-lease ordinance requiring that landlords offer renters a lease and specifying a minimum lease term.

▶ **H25. Relocation Assistance Ordinance.** Establish a relocation assistance ordinance requiring landlords to provide financial assistance to tenants who are being displaced from rental units due to factors such as lease terminations or demolition of rental units.

▶ **H34. Prioritize Capital Improvement Program (CIP):** As part of the annual CIP development process, prioritize funding for neighborhood improvements in low resource areas of the City through targeted investment within Moffett Park and Lawrence Station Plan areas.

Please refer to the Public Draft Housing Element for the full program language.

Programs for Special Needs Housing

▶ **H28. Programs to Address Homelessness.** Continue to provide funding for programs that seek to prevent and end homelessness and provide supportive services to homeless and at-risk clients.

▶ **H30. Special Needs Housing Development Assistance.** Include priority for special needs units in City supported affordable housing.

▶ **H31. New Age-Friendly Housing.** Promote the development of age-friendly housing to allow residents to age in place.

▶ **H32. Age in Place.** Establish a streamlined permitting process for home renovations to allow aging in place.

Please refer to the Public Draft Housing Element for the full program language.

BREAK FOR POLLING

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Are there additional programs or ideas you would like to see the City consider?

Q&A DISCUSSION

NEXT STEPS
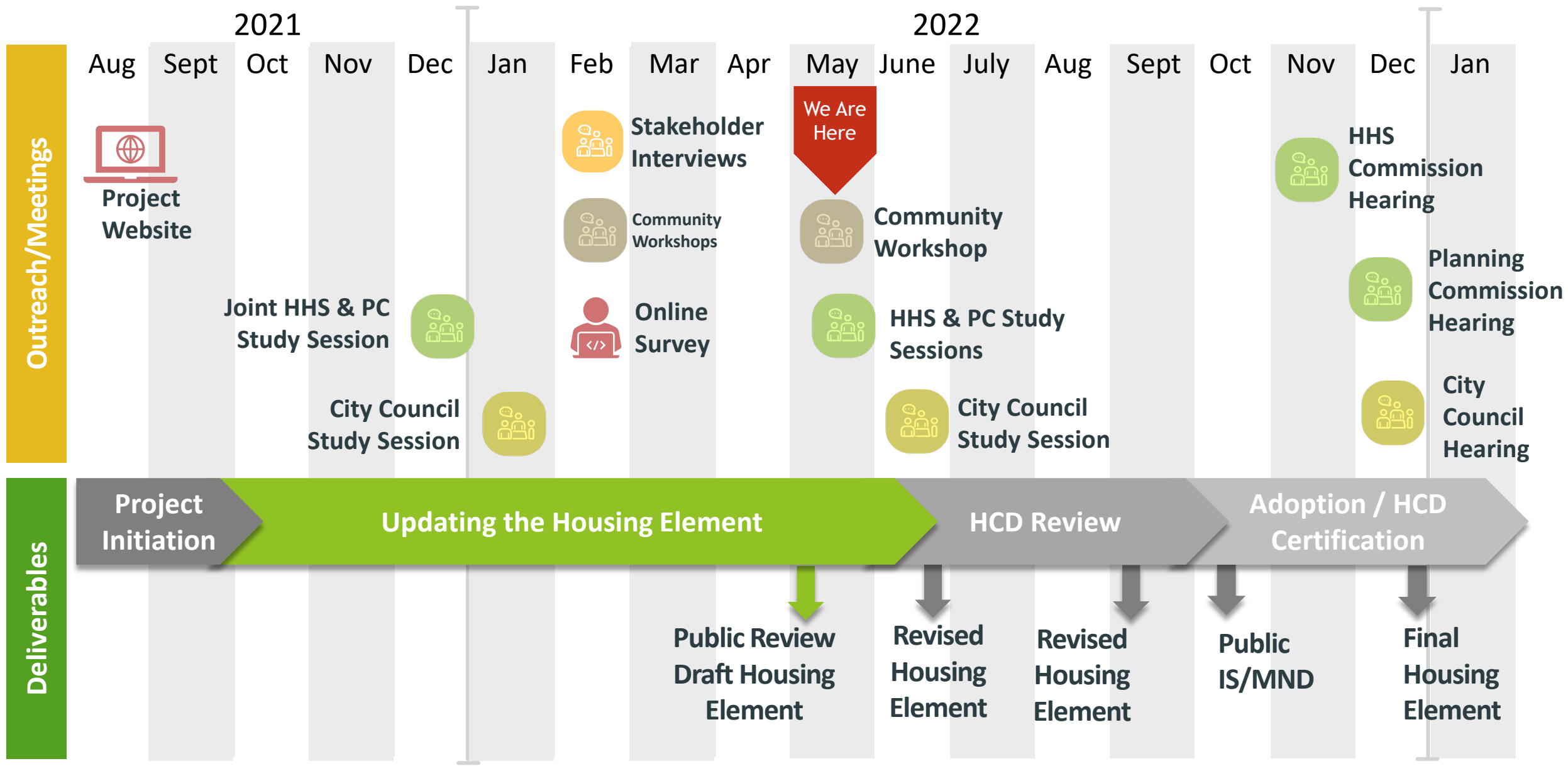
Thank You!

Visit our website, sunnyvale.ca.gov,

Search "housing element" to sign up for more information

ATTEND HERE

qrco.de/sunnyvale4

Planning Commission Meeting
Monday, May 23, 2022
Time: 7 p.m.

ATTEND HERE

qrco.de/sunnyvale5

Housing and Human Services Commission Meeting
Wednesday, May 25, 2022
Time: 7 p.m.

ATTEND HERE

qrco.de/sunnyvale6

City Council Meeting
Tuesday, June 21, 2022
Time: 7 p.m.

STAY INVOLVED IN THE HOUSING ELEMENT UPDATE

Visit the project website, sunnyvale.ca.gov, search "housing element" to learn more about the City's Housing Element Update

Submit your comments to rdyson@sunnyvale.ca.gov